

**City of Beaufort Department of Planning & Development Services  
DESIGN REVIEW BOARD (DRB) APPLICATION FORM**

**\*Important: Building Permit Applications must include a copy of the stamped plans\***

**Fees – Office Use Only**

- Board review \$200 per meeting
- Staff review \$ 50
- Special Meeting \$500

\*Post Facto applications shall be twice the normal fee

Please TYPE or PRINT legibly

**Date of Submittal:** 4/04/2016 **Design Review Board Meeting Date:** 4/14/2016

**Project Name:** Harris Teeter at Lady's Island

**Project Address:** Intersection of Sams Pt Road and Sea Island Parkway

**Property Zoning:** General Commercial - Lady's Island Village Center

**Tax Map/Parcel No.** R123 015 000 0587 000 (City) and R200 015 000 0592& 0606(County)

**Project Developer:** Barnes Development (Ted Barnes)

**Address:** 5037 Montibello Dr, Charlotte, NC 28226

**Phone/Fax/Email:** 704-376-9848 x223 / ted@argusdevelopmentgroup.com

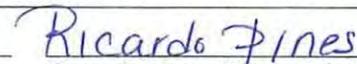
**Project Consultant:** Andrews Engineering c/o Ryan Lyle

**Phone/Fax/Email:** 843-379-2222 / 843-379-2223 / ryan@andrews-sc.com

**Address:** 2712 Bull Street, Suite A, Beaufort, SC 29902

**Property Owner:** PINES-HIGHLAND SQ ASSOC LTD PINES GR

**Address:** 3301 Ponce De Leon Blvd, Penthouse Ste, Coral Gables, FL 33134

 1-21-16  
 Owner's Signature Owner's Name (Please Print) Date

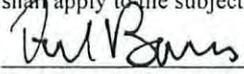
**NOTE:** If the developer is not the property owner, the owner must sign the application or provide a letter stating approval of the plan being submitted. Owner's signature required prior to final approval.

- DESIGN REVIEW BOARD PROJECT REVIEW**
- CONCEPTUAL REVIEW
  - PRELIMINARY REVIEW
  - FINAL REVIEW

- STAFF PROJECT REVIEW**
- CONCEPTUAL
  - PRELIMINARY
  - FINAL
  - Non-Corridor (See Page #6)

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? \_\_\_ Yes x No

To the best of my knowledge, the information on this application and all additional documentation is true, factual and complete. I hereby agree to abide by all conditions of any approvals granted by the City of Beaufort. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale.

 Ted Barnes 1/21/16  
 Developer's Signature Developer's Name (Please Print) Date

**DESIGN REVIEW BOARD (DRB) APPLICATION FORM**

**✓ Project Narrative ✓**

Project Name: \_\_\_\_\_

Provide a **Project Narrative**. (Please attach additional sheets if needed)

Please see attached narrative.

Property Size in Acres: \_\_\_\_\_

Proposed Building Use: \_\_\_\_\_

Building Square Feet: \_\_\_\_\_

Number of Parking Spaces Required: \_\_\_\_\_ Number of Parking Spaces Provided \_\_\_\_\_

Is the project a redevelopment project? Yes If yes, has 25% parking reduction been taken? No

Are there existing buildings on site? \_\_\_\_\_ Will existing buildings remain or be removed? \_\_\_\_\_

**APPLICATION SUBMITTAL REQUIREMENTS:**

→ Board Review: 8 hardcopies of all documents + a digital copy must be filed by 12:00 noon on the deadline date.  
Staff Review: 3 hardcopies of all documents are required to be submitted.

**CONTACT INFORMATION:**

Attention: Julie A. Bachety, Administrative Assistant I  
City of Beaufort Department of Planning & Development Services  
1911 Boundary Street  
Beaufort, South Carolina 29902  
Phone: (843) 525-7011 / Fax: (843) 986-5606  
E-Mail: [jbachety@cityofbeaufort.org](mailto:jbachety@cityofbeaufort.org)  
Website: [www.cityofbeaufort.org](http://www.cityofbeaufort.org)

**DESIGN REVIEW BOARD (DRB) APPLICATION FORM**

**✓Final Submittal Requirements ✓**

The items listed below must be submitted before an application shall be considered complete for review by the Design Review Board's review:

- ✓ 1. *Completed Application Form* which includes all required signatures.
- ✓ 2. *Written narrative* that outlines the nature and details of the proposed development. This narrative should be updated with the changes made after preliminary review.
- ✓ 3. An *existing site plan* outlining items to be demolished and or removed.
- ✓ 4. The *Site Development Plan* should address typical items such as:
  - A. land uses
  - B. existing and proposed buildings
  - C. vehicular circulation
  - D. pedestrian circulation
  - E. parking areas
  - F. turning radius
  - G. existing trees over 8" DBH
  - H. trees to be removed, mark with a large "X."
  - I. vehicular and pedestrian connections with off site facilities
  - J. sidewalks
  - K. parking requirement information
  - L. pervious coverage information
  - M. pavement materials
  - N. tree islands and medians
  - O. delivery area
- ✓ 5. *Grading Plan* (should address stormwater requirements, show the proposed development and all existing trees over 8" DBH that will remain on site and the trees to be removed).
- ✓ 6. *Landscape Plan* (see Section 7.3 and Section 6.6 of the Unified Development Ordinance), show trees to be removed with a large X. *+ Arborist Report ✓*
- ✓ 7. *Lighting Plan*.
- ✓ 8. *Utility Plan* (include all utilities, sewer, water, electric, cable and telephone).
- ✓ 9. Provide *elevation drawings*, include the following:
  - A. mechanical vents and equipment
  - B. location of outdoor lighting fixtures
  - C. location of signage
  - D. proposed materials labeled, including but not limited to the following items:
    - 1. windows
    - 2. walls
    - 3. roofs
    - 4. gutters
    - 5. down spouts
    - 6. porches
    - 7. railings
    - 8. all other materials as appropriate
    - 9. doors
- ✓ 10. Building elevation drawings of the building front and sides.
- 11. Material list and specifications which should include samples, brochures, and/or photographs of all exterior materials, finishes, colors, and fixtures. *- BOARDS TO BE PRESENTED AT MEETING*
- 12. Signage Plan – must be approved by the Building Official prior to the Design Review submittal for final review. *- IN PROCESS. SIGNAGE SHOWN ON SITE PLAN.*

**HARRIS TEETER AT LADY'S ISLAND**  
**CITY OF BEAUFORT – DRB CONCEPTUAL RESUBMITTAL**  
**PROJECT NARRATIVE**  
**Submittal Date: April 5, 2016**  
**Meeting Date: April 14, 2016**

**PROPOSED REDEVELOPMENT**

The project consists of demolishing the "old Publix" grocery store (38,000sf) on Lady's Island in order to construct a new 56,000sf Harris Teeter grocery store with an approximately 2,400sf convenience store on approximately 8.19 acres on the northeast corner of the Sam's Point road and Sea Island Parkway intersection. Future development involves 6,550sf commercial retail buildings as well as a 7,000sf grocery store expansion. The project site is bound on the north by Robin Drive and the east by Sam's Point Way. The old Publix grocery store parcel is located within the City limits however the vacant wooded parcel behind the building and corner retail parcel are located within unincorporated Beaufort County. The two county parcels will be annexed into the City. The city parcel is currently zoned General Commercial (GC). The setbacks are 6'-12' along the front, 0' along the sides, and 15' along the rear. A wetlands evaluation was performed and no wetlands are present on any of the 3 parcels.

**SITE PLAN REVISIONS**

The design team has reworked the site plan based upon the city staff and DRB meeting commentary. The new building is planned to be reconstructed approximately in the same location as the old grocery store. Many of the significant trees are being preserved with this revised orientation. The convenience stores internal driveways have been shifted to preserve more significant trees. Pervious parking spaces have been depicted near the significant tree preservation areas. Specially pavement is proposed at the main entry to visually inform drivers of this pedestrian crossing area. Cart corrals have been shown in the parking field. A canopy has been added along the front façade. An arborist report has been conducted which supports the proposed site plan.

**STORM DRAINAGE, INFRASTRUCTURE, AND UTILITIES**

The site generally drains towards Sea Island Parkway from the existing pond outfall to the SCDOT storm drainage system. Preliminary storm drainage and grading plans have been prepared and will be finalized to address tree protection methods (tree wells, root feeders, pervious pavements, etc...). The drainage plan involves a combination of pervious pavements and underground detention in the front parking lot and a dry detention pond behind the store to provide quantity and quality control for the project. Water and sewer service exist at the site. SCE&G will provide electric service. Site lighting will be private. Hargray will provide tele-communications. Both sanitary sewer and overhead power will need to be rerouted around the new building footprint.

**ACCESS**

The proposed access to the site will be from Sam's Point road, Sea Island Parkway, and Sam's Point Way. No driveways from Robin drive are proposed.

**PARKING NEEDS**

The proposed developed will consist of approximately 71,650sf total. The parking ratio for retail requires a minimum of 1 space per 300 sf of floor area (239 required) with a maximum allowance of 125% (300 allowed). The site plan provides 279 spaces, 40 of which are required to be pervious.

**LANDSCAPING, LIGHTING, AND SIGNAGE**

The project Arborist has visited the site and provided his report for tree preservation and hazardous tree removal. A significant effort has been put forth to preserve the trees as shown on the current plan. The landscape plan and lighting plans address the city ordinance requirements. Signage locations have been depicted on the site and landscape plans.

**ARCHITECTURE**

The architectural elevations for the grocery store have been revised per the DRB recommendations. Since the last review, a canopy along the front façade has been added. Also a screen wall has been added along the rear utility service yard.

**VARIANCES REQUIRED**

Variations are no longer being requested due to the revised site and building configuration.

**CITY OF BEAUFORT  
DESIGN REVIEW BOARD  
Staff Report  
Special Meeting of April 14, 2016**

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**Case Number:** 16-01 DRB.4  
**Project:** Harris Teeter on Lady’s Island  
**Property Address:** 163 Sea Island Parkway – NE Corner of Hwy 21 & Hwy 802  
**Parcel #:** R123 015 000 0587 0000; R200 015 000 0592 0000  
**Zoning:** General Commercial  
**Design District:** Lady’s Island Village Center Design District  
**Type of Review:** **Final Site Plan Review – New Construction**

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**Request:**

The applicant is requesting to construct a new 56,000 SF Harris Teeter grocery store. The project is located on 7.7 total acres comprised of two parcels.

**Background:**

This project came to the DRB in March 2016. At that time, the board granted Conceptual Approval with conditions.

**Zoning Issues:**

This property is zoned General Commercial (GC) and is in the Lady’s Island Village Center Design District.

Setbacks:

Front Setback	6’-12’ Front Build-to Line
Side:	10’
Rear:	10’

Percent Impervious: 75% because it is a redevelopment project

Building Height: The maximum height of any wall built at the front build-to line is 35’.

The building can go up to 50’ as it steps back from the build-to line.

**Applicable Guidelines:**

- The Design District Standards in Section 6.6 of the UDO apply to this project. Specific to Lady’s Island Village Center is:
  - The maximum height of any wall built at the front build-to line is 35’. The building can go up to 50’ as it steps back from the build-to line.
  - A usable entrance is required on Sea Island Parkway.
  - Building elevations fronting the street or the waterfront should have minimum fenestration coverage of 50 percent on the first story and 30 percent of the entire street front and waterfront elevation.
- The 2014 Civic Master Plan, p. 176-179 (attached) discusses this site. It recommends “creating a more connected and coherent pattern of circulation and reinforcing the streetscape with walkable development that defines a consistent street edge.”

- This area of the city is intermingled with county property as well. In the County, this area is zoned Neighborhood Center T4-NC. The standards (attached) are as follows: Front setback/build-to: 0'-15'; street side setback/build-to 0'-10'; façade within the façade zone: 75% on the front, 50% on the side street. This is mentioned to give the DRB an idea of the standards for adjacent development since initially; the Lady's Island Village Center was developed jointly with the County. In their new development code, the county has continued the same intent as the Village Center.

**Staff Comments & Suggestions:**

General Comments: One of the conditions, that the build-to line needs to be met for at least 50% of the Sea Island Parkway frontage, has been met. There is 245' of "Future Commercial" shown in addition to 60' of building where the Proposed C-Store is. This is a total of 305' of buildings shown over 580' of road frontage.

Site:

- Front build-to line:
  - on Sam's Point Road, there are utilities at the corner. However some element should be designed to hold that corner.
  - Consider treating the side of the building along Sam's Point Road, where the coffee shop and 2-story tower is, like a street as previously discussed. The parking would be adjacent to the building and either parallel or diagonal, with sidewalk and tree plantings adjacent to the building as well. Additional parallel or diagonal parking could be located adjacent to the street right-of-way as well.
- Liner buildings – a strategy for creating a reasonable likelihood that these will be constructed is being developed. Is there any update on this?
- Head-in parking spaces fronting primary streets is not preferred. Consider changing those along Sea Island Parkway to diagonal.
- Pedestrian Circulation: Please provide crosswalks where the clear pedestrian path from the sidewalk to the front of the building is. DRB discussion items: Should sidewalks be required for Sam's Point Way? The ordinance requires them, however the board may exempt them if appropriate. Should pedestrian circulation through the site be required? For parking lots greater than 40 spaces, this is a requirement. However the site is surrounded on 2 sides by public sidewalks. Please consider both items and provide recommendations. Staff suggests that in lieu of complying fully with either requirement, a sidewalk should be provided along Sam's Point Way, avoiding trees, to where it crosses the entrance and can connect, via a crosswalk, into the sidewalk leading to the main entry. See sketch at right.
- A bike rack is required.
- Trees & Landscaping:
  - Consider shifting the drive off of Sea Island Parkway slightly east to save the 20" Water Oak.
  - Mitigation:



- Arborist evaluation was given only for trees to remain; evaluation of all grand trees requested. Without evaluation, mitigation of a minimum of 1/3 of total caliper inches of grand trees removed will be required. If an arborist report is received for the trees to be removed as well, the mitigation of total caliper inches of grand trees, shown to be removed, which are rated as high risk or imminent failure (Category C and D) will not be required.
    - Please provide mitigation chart with trees saved vs. trees removed and proposed mitigation at the next submission
  - Additional Arborist Report Items:
    - Request arborist recommendations for tree protection during demolition of parking lot; will arborist be engaged for oversight of this process?
    - Require submission of tree well and aeration detail; will arborist perform installation?
    - Item 11: no mitigation required
    - Request arborist evaluation of item 12; plan shows impact to root zone of Cedar by dumpster pad (?) and delivery drive.
    - Item 13: 2 pines, 14” and 18”, shown in parking aisle as removed.
    - Item 18: 38” Laurel oak rated as B and measures to retain and treat proposed; tree shown in retention pond on site plan as removed; based on arborist report re: infestation, removal approved; mitigation not required
    - Item 19: re: 2 – 20” Live oaks; could not find; referencing 16” and 20” Live oaks in described area?
    - Item 20: tree shown to be removed on site plan but could be preserved; request arborist further evaluation re: retaining tree due to future impact of roadway and pond grading on root zone
- Require grading plan submittal for staff review to evaluate impact on trees to remain
- What do tree symbols CY and WW refer to?
- In parking bay on east side of building, consider elimination of two spaces at north end of this bay to preserve 20” Cedar.
- Consider reducing the width of plant area on rear of building by a minimum of 5’ and shift rear entry drive accordingly to preserve 26” Live oak located on north side of drive at entry off of Hwy. 802. This shift also affords preservation of 26” Laurel (Item 20 on Arborists report) and Sabal palm.
- Please provide evaluation of two large live oaks in the middle of the stormwater pond. If they are in good health, consider creating an island to preserve them.
- Landscape Plan:
  - Staff appreciates the effort to create a streetscape and infill existing tree canopy along the streets with additional plantings. This should be the priority for the site.
  - Tree planting required at end of each parking aisle (see easternmost parking bays and area to west of 2 parking spaces at convenience store; 5 trees total)
  - Require more understory vegetation and/or wall as screening for rear

delivery area. Recommend additions of evergreens, full to ground, such as Ilex 'Mary Nell' and evergreen understory trees such as Loquat and Little Gem Magnolia.

- Palms shown as street tree planting on Hwy 802. Recommend reducing on center spacing from 30' o.c. to 20' o.c. Possible addition of 9 palms.
  - Request all sodded areas be indicated.
  - Parking lot screening along public rights-of-way must be a minimum of 90% opacity within 3 years. Will the proposed planting plan provide this?
  - The plantings at the SW corner should be consistent on both sides. Consider removing planting strip where the columns are, and replacing that planting on the west side with trees in wells similar to what's on the front. This may require the sidewalk to widen slightly. In both instances, consider shifting tree wells to back of curb.
- Lighting:
    - Please specify pole heights.
    - Please confirm that lights will be installed as full cut-off.
    - Along Sea Island Parkway and Sam's Point Road consider using more pedestrian-scale light fixtures no more than 15' tall, with a street-light fixture as opposed to a parking lot scale fixture.

#### Building:

- It would be helpful to see a roof plan and head-on elevations; there is a lot going on with the building and evaluating it at oblique angles, at least for the first time, is difficult.
- Staff appreciates the change of materials and think that the palette works well
- The building hierarchy works fairly well, with entrances located at all towers and the mezzanine at the corner.
- Long, unarticulated facades visible from public rights of way or primary vehicular entrances are not permitted.
  - On the Sam's Point Way elevation, the introduction of shutters, combined with the landscaping, has fulfilled this requirement.
  - On Sam's Point Road, consider introducing the shutters similar to Sam's Point Way in between the three glazed areas. Landscape plan should be updated to match building footprint.
    - The tower element on the back corner may be eliminated – there is no reason to call attention to this portion of the building. If something to anchor the corner is desired, consider a solid brick area similar to the opposite corner.
- Front elevation:
  - The design of the colonnade with the beam resting on the columns is improved. Does this have a flat roof or pitched roof? We'll need details on the next submission.
  - The tower on the SW corner is still showing the thin metal columns on the large oversized brick columns. To resolve this consider stopping the masonry columns at the floor height, and then proceeding with the metal ones above the floor system. That may maintain the modern look while relieving the incongruity of the elements.

- Bracket detail – this is still not resolved. Consider using a more typical bracketed cornice instead of a lower bracketed element. This is a more standard way to use a bracketed detail – it usually supports an eave overhang on a cornice and is not just applied to a façade. Or conversely, eliminate the bracket and just have a more pronounced cornice at the top. The goal is to have details used in an authentic way.
- Please describe how the drive-up area works. Drive-thru windows are typically permitted in the side or rear of buildings only. This appears to be more of a drive-up where the ordering function, menus, etc... are not applicable. Are the groceries/prescriptions physically walked out of the building to people's cars? What happens if the queue is more than the 4-5 cars that lane accommodates?
- Can the window in the stairwell be centered on that wall? The head height may have to be modified. Consider the composition of that portion.
- Consider adding additional windows under the colonnade area in the accounting office and store manager's office. Further down that façade, introduce a pattern of shutters, similar to the sides, to eliminate the long, unarticulated façade. Continuing the colonnade would also be another option to alleviate this.
- Signage will be approved via a separate sign application. 1 square foot of signage per linear frontage of building is permitted. Since you have one main façade and two additional street frontages, you can have up to 1 SQ / linear frontage of building along the parking lot and then up to half that amount on either side facing the street. At no point can the total amount of signage exceed 1.5 square feet per linear frontage of building along the parking lot side. Monument signage is also permitted. One sign per street frontage is permitted as long as they are more than 200 feet apart. The signs along Sea Island Parkway and Sam's Point Way may be 10 square feet. The gas station sign may be 5 square feet plus an additional 10 square feet for gasoline prices and/or reader board. Along Sam's Point Road the sign can be up to 18 square feet per side.

### **Staff Recommendation**

Staff recommends that the DRB grant final approval to the site, inclusive of the gas station site plan, with the following items to be approved by staff:

- Comments by staff and the board regarding landscaping, trees, site circulation, head-in parking, and treatment of slip road along Sam's Point Road be addressed;
- A final strategy for the liner buildings be worked out with the applicant and the city;
- A future plan for the corner be resolved;
- Lighting comments should be addressed; and
- Any unresolved items listed above be resolved. Note that gas station lighting and all architecture including the canopy shall be approved via a separate application

Staff recommends that the DRB grant preliminary approval to the architecture with the following conditions to be addressed at the next submission:

- Refine details of tower element porch and cornice bracket;
- Reduce the amount of unarticulated facades using strategies listed above;
- Remove any towers that don't contain building entries; and
- Address any additional comments by staff and the board regarding architecture.

**SOUTHERN TREE SERVICES**  
of Beaufort, Inc.

*Arborist Report*  
Generated uniquely for  
**Daniel Keefer**

Hazard Tree Evaluation  
Lightning Protection  
Cabling & Bracing  
Tree Appraisals  
Landscape Services  
Tree Maintenance Programs

Tree & Stump Removal  
Pruning of Trees & Shrubs  
Insect & Disease Analyst  
Liquid Injection Fertilization  
Pre-Construction Tree Protection  
Licensed/ Fully Insured

PO Box 2293 Beaufort SC 29901 843-522-9553 Fax 843-522-2925 [strees@islc.net](mailto:strees@islc.net)

**Witmer-Jones-Keefer, Ltd.**  
**20160331**

Thursday, March 31, 2016

Witmer-Jones-Keefer, Ltd.  
Mr. Daniel Keefer  
23 Promenade St.  
Suite 201  
Bluffton, SC 29910

**Estimator:** Ronnie Reiselt

**Worksite:** Harris Teeter  
Beaufort, SC 29907

We hereby submit specifications and estimates for:

## Description

0 Trees

### Tree Evaluation and Recommendation

The following report is in regards to trees in the parking lot and green space areas. It will reflect the current condition of trees as dated today using the ANSI A300 (Part 9) Standards.

General description.

- Category A: Slight defects with a low risk of failure.
- Category B: Moderate defects with a reasonable risk of failure.
- Category C: Severe defects with a high risk of failure.
- Category D: Critical defects with an inherent risk of failure.

Trees by their inherent nature, can pose a risk to the environment that surrounds them.

All trees not recommended for removal should have crown cleaning performed removing obvious deadwood, crossed, rubbing, or crowded branches.

All trees not recommended for removal should be put on a fertilization program using the ANSI A300 (Part 2) Standards.

1 Tree

### Tree Evaluation and Recommendation

Concerning fourteen Laurel Oak trees, 5 Pine trees and 2 Sweet Gum trees located in the center of the paved parking area. Trees are in poor condition. Rating (B). Major died back in the upper canopies.

2 Live Oak

### Tree Evaluation and Recommendation

Concerning two 15" Live Oak trees located on the northwest side of parking lot. Trees are in good condition, rating (A). Minor pruning will need to be done for motor vehicle access.



Our arborists are always ISA certified:

Ronnie Reiselt Certification # SO-1382A  
Sonya Reiselt Certification # SO-1383A  
Thomas Hunt Certification # SO-6016A



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[www.southerntreeservices.com](http://www.southerntreeservices.com)

- 3 Laurel Oak **Tree Evaluation and Recommendation**  
Concerning two Laurel Oak trees 21" and 18" located in the southwest corner of parking lot. Trees are in good condition, rating (A). Minor pruning needed, elevating and crown cleaning.
- 4 Pine **Tree Evaluation and Recommendation**  
Concerning one 22" Pine tree located on the west side of parking lot. Tree is in good condition, rating (B). Lightning protection should be considered given the trees height and being a stand alone tree.
- 5 Live Oak **Tree Evaluation and Recommendation**  
Concerning six Live Oak trees located on the east side of parking lot. A 40", 46", 48", 30", 34" and another 34" inch Live Oak tree that is miss marked as a Water Oak tree. These trees are in good condition, rating (A). Minor pruning needed, elevating and crown cleaning.
- 6 Live Oak **Tree Evaluation and Recommendation**  
Concerning one 48" Live Oak tree located on the east side of property. The tree is in good condition with the exception of an old wound. However the wound is healing and there is no active decay. Rating (B). Crown cleaning and tip pruning for weight reduction is recommended. Also the tree is located in a very low area of the property, an aeration system will need to be installed before fill dirt is added for the new parking area.
- 7 Live Oak **Tree Evaluation and Recommendation**  
Concerning one 55" Live Oak tree located on the south east corner of property, this tree is in good condition, rating (A). The tree currently has asphalt covering the majority of the root system , if this asphalt is to be removed great care should be taken to ensure as little damage to the remaining root system as possible. A large organic bed is recommended.
- 8 Live Oak **Tree Evaluation and Recommendation**  
Concerning one 24" Live Oak tree located on the east side of property. This tree is in good condition, rating (A). Prune to remove lower limbs for vehicle access. It appears there will be a significant grade change? If so this tree will require an aeration system.
- 9 Live Oak **Tree Evaluation and Recommendation**  
Concerning one 58" Live Oak tree located on the east side of property. Tree is in good condition rating (B). The tree has a lean of approximately 22 degrees towards the propose parking area. There is significant decay on the opposite side as well as fruiting bodies that may indicate internal decay. This tree is a significant specimen, removal is not recommended. Crown cleaning and selective limb removal should be done for wind and weight reduction. If the grade is to be changed and fill dirt is added, an aeration system should be installed.
- 10 Magnolia **Tree Evaluation and Recommendation**  
Concerning one 24" Magnolia tree located on the east side of property. This tree is in good condition. Rating (A).
- 11 Laurel Oak **Tree Evaluation and Recommendation**  
Concerning one 36" Laurel Oak located on the east side of property. Tree is in poor condition. Rating (D). The tree is severely decayed and is infested with IPS beetles. Tree should be removed.



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Thomas Hunt Certification # SO-6016A



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- 12 Cedar **Tree Evaluation and Recommendation**  
Concerning one 22" Cedar tree located on the east side of property. Tree is in good condition. Rating (A). Crown cleaning needed.
- 13 Pine **Tree Evaluation and Recommendation**  
Concerning one 14" and one 18" Pine tree located on the east side of property. Trees are in good condition. Rating (A). If the grade is to be changed by adding fill dirt, and aeration system should be installed.
- 14 Live Oak **Tree Evaluation and Recommendation**  
Concerning one 34" Live Oak tree located on the east side of property. This tree is in fair condition. Rating (B). This tree will require extra pruning for weight reduction on limbs that have been compromised by decay.
- 15 Live Oak **Tree Evaluation and Recommendation**  
Concerning one 24" Live Oak tree located on the northeast corner of property. Tree is in good condition. Rating (A). Crown cleaning needed.
- 16 Live Oak **Tree Evaluation and Recommendation**  
Concerning one 26" Live Oak tree located on the northeast corner of property. Tree is in good condition. Rating (A). Crown cleaning needed.
- 17 Magnolia **Tree Evaluation and Recommendation**  
Concerning one 24" Magnolia tree located on the northeast corner of property. Tree is in good condition. Rating (A). Crown cleaning needed.
- 18 Laurel Oak **Tree Evaluation and Recommendation**  
Concerning one 38" Laurel Oak tree located on the north side of property. Tree is in fair condition. Rating (B). The tree appears to be in fair condition with a healthy canopy. However there are IPS Beetles present. The tree should be treated as soon as possible. An inspection should be done monthly to determine the status of the infestation.
- 19 Live Oak **Tree Evaluation and Recommendation**  
Concerning two 20" Live Oak trees located on the north side of property. Trees are in good condition. Rating (A). Crown cleaning needed.
- 20 Laurel Oak **Tree Evaluation and Recommendation**  
Concerning one 26" Laurel Oak tree located on the northwest corner of property. Tree is in fair condition. Rating ( B). There is evidence of decay in the main trunk of the tree. This tree should fare well under normal weather patterns. Excluding strong thunderstorms and hurricanes.



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### Tree Evaluation and Recommendation

Concerning three Live Oak trees located near the northwest corner of property. Trees are in good condition. Rating ( A ). Crown cleaning needed. Note the trees are in a very low line area, if fill dirt is added an aeration system will be needed. Recommendation. The use of a continuous retention wall would be ideal.

Respectfully,

Ronnie Reiselt, Jr.  
Certified Arborist SO 1382A

---



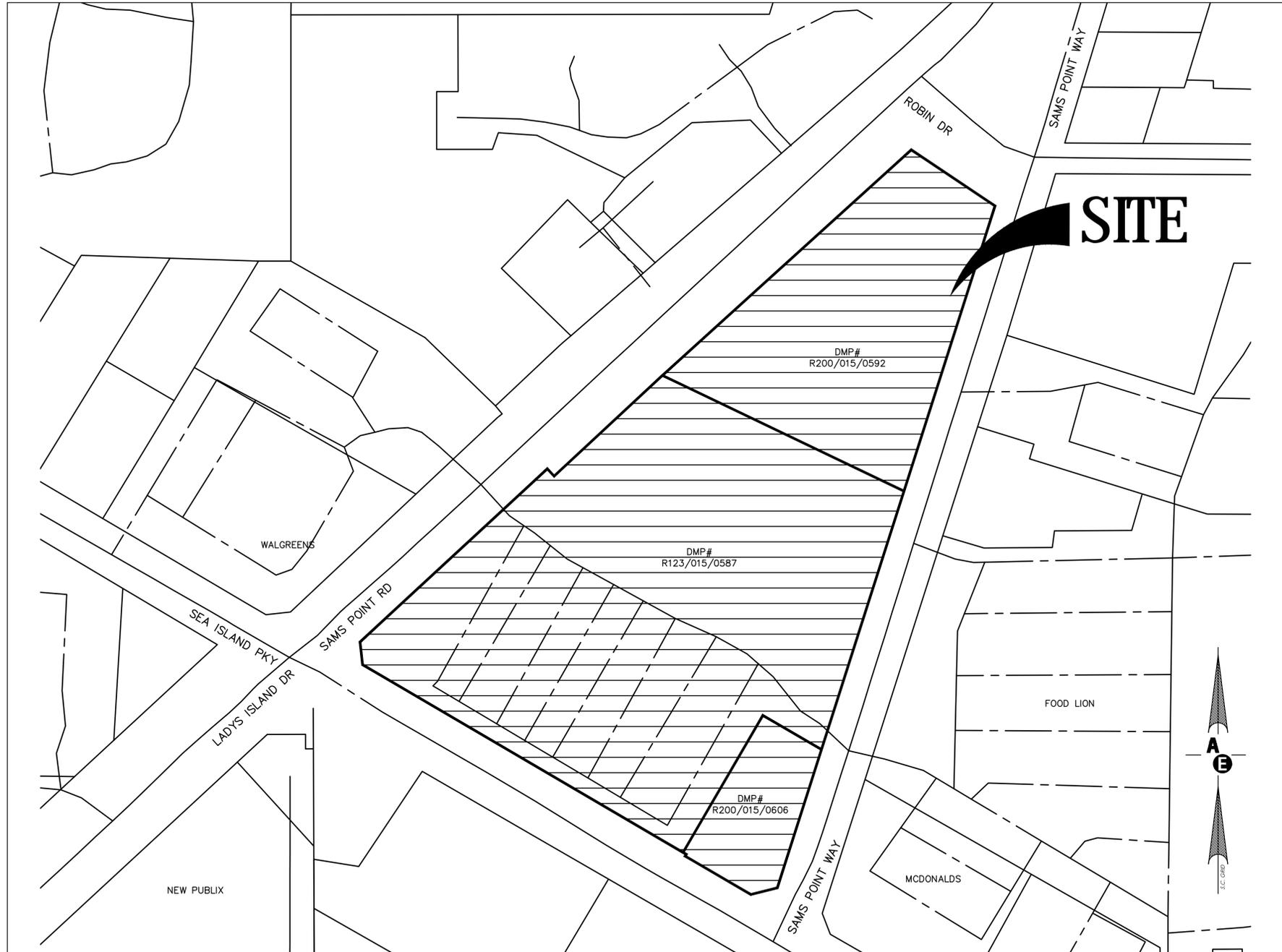
*Our arborists are always ISA certified:*

Ronnie Reiselt Certification # SO-1382A  
Sonya Reiselt Certification # SO-1383A  
Thomas Hunt Certification # SO-6016A



Check us out on the web at  
[www.southerntreeservices.com](http://www.southerntreeservices.com)

**SITE DEVELOPMENT PLAN**  
**FOR**  
**HARRIS TEETER AT LADY'S ISLAND**  
**SAMS POINT ROAD (HWY 802)**  
**SEA ISLAND PKY (US 21)**  
**BEAUFORT COUNTY, SOUTH CAROLINA**



**VICINITY MAP**  
*1 inch = 80 ft.*

HARRIS TEETER @ LADY'S ISLAND (OLD PUBLIX)  
 BJWSA NUMBER: -----

N.P.D.E.S. DISTURBED AREA = 7.7 Acres ±

3 DAYS BEFORE DIGGING IN SOUTH CAROLINA  
**CALL 1-888-721-7877**  
 PALMETTO UTILITY PROTECTION SERVICE

**APPROXIMATE LOCATION OF SITE:**  
 LONGITUDE: 32°-24'-50"  
 LATITUDE: 80°-39'-0.6"

**DEVELOPER NAME:**  
 TED BARNES  
 BARNES DEVELOPMENT  
 5037 MONTIBELLO DRIVE  
 CHARLOTTE, NC 28226  
 PHONE # (704) 376-9848

**PROJECT DATA INFORMATION:**  
 HARRIS TEETER AT LADY'S ISLAND  
 DMP's #: R123-015-0587,  
 R200-015-0592,  
 R200-015-0606  
 PROJECT ZONING: LI-VC  
 ZONING BOUNDARIES: LI-VC  
 FEMA FLOOD ZONE: C

PHONE #:	PERMIT#:
B.J.W.S.A. 843.987.9250	-----
D.H.E.C. 843.522.3345	-----
O.C.R.M. 843.744.5898	-----
S.C.D.O.T. 843.524.7255	-----
S.C.E.&G. 843.525.7712	-----
PAL. ELEC. 843.208.5512	-----

**APPROVED FOR CONSTRUCTION**

BY: \_\_\_\_\_ / /  
 DATE

2712 Bull Street Suite A  
 Beaufort, SC 29902  
 843.379.2222  
 Fax 843.379.2223

**Andrews Engineering**  
 & Surveying

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**INDEX OF DRAWINGS**

SHEET #	DESCRIPTION
Notes	TITLE
1	LEGEND & NOTES SHEET
2	EXISTING SITE AND DEMOLITION PLAN
3	GRADING PLAN
4	UTILITY PLAN
5	SITE DETAILS SHEET 1
	SITE DETAILS SHEET 2

**DRAWING RELEASED FOR:**

<input checked="" type="checkbox"/> PLAN REVIEW	_04_ / _05_ / _2016_
<input type="checkbox"/> PERMIT DRAWINGS	_ / _ / _
<input type="checkbox"/> CONSTRUCTION DRAWINGS	_ / _ / _
<input type="checkbox"/> BID SET	_ / _ / _
<input type="checkbox"/> RECORD DRAWINGS	_ / _ / _
<input type="checkbox"/> OTHER: _____	_ / _ / _

**PLAN REVISIONS**

NO.	DESCRIPTION:	DATE:	BY:
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### TYPICAL LINE TYPES

	CONSTRUCTED SWALE
	ROAD CENTERLINE (PROP & EXIST)
	CABLE TV LINE
	FIBER OPTICS
	CONDUIT LINE
	CHAIN LINK FENCE
	SQUARE WOODEN FENCE
	SILT FENCE
	TREE PROTECTION FENCE
	EXISTING PVC FORCEMAIN
	PROPOSED 1" PVC (C900-DR25) FORCEMAIN
	PROPOSED 2" PVC (C900-DR25) FORCEMAIN
	PROPOSED 4" PVC (C900-DR25) FORCEMAIN
	PROPOSED 6" PVC (C900-DR25) FORCEMAIN
	PROPOSED 8" PVC (C900-DR25) FORCEMAIN
	OVERHEAD POWERLINE
	EXISTING SANITARY SEWER LINE
	PROPOSED 10" SANITARY SEWER LINE
	PROPOSED 12" SANITARY SEWER LINE
	PROPOSED 6" SANITARY SEWER LINE
	PROPOSED 8" SANITARY SEWER LINE
	FUTURE SANITARY SEWER LINE
	EXISTING GAS LINE
	4" DIP (DUCTILE IRON PIPE)
	6" DIP
	8" DIP
	10" DIP
	EXISTING PROPERTY LINE
	FUTURE PROPERTY LINE
	PROPOSED PROPERTY LINE
	EXISTING RIGHT OF WAY
	FUTURE RIGHT OF WAY
	PROPOSED RIGHT OF WAY
	EXISTING SETBACK
	FUTURE SETBACK
	TELEPHONE LINE
	UNDERGROUND POWER LINE
	3 UNDERGROUND TELEPHONE LINE
	UNDERGROUND TELEPHONE LINE
	PROPOSED 1" PE (SDR17) WATERLINE
	PROPOSED 10" PVC (C900-DR25-CL100) WATERLINE
	PROPOSED 12" PVC (C900-DR25-CL100) WATERLINE
	PROPOSED 2" PVC (SDR21-CL200) WATERLINE
	PROPOSED 30" PVC (C900-DR25-CL100) WATERLINE
	PROPOSED 4" PVC (C900-DR25-CL100) WATERLINE
	PROPOSED 6" PVC (C900-DR25-CL100) WATERLINE
	PROPOSED 8" PVC (C900-DR25-CL100) WATERLINE
	EXISTING WATERLINE
	EXISTING 10" PVC WATERLINE
	EXISTING 12" PVC WATERLINE
	EXISTING 2" PVC WATERLINE
	EXISTING 4" PVC WATERLINE
	EXISTING 20" PVC WATERLINE
	EXISTING 6" PVC WATERLINE
	EXISTING 8" PVC WATERLINE
	FUTURE PVC WATERLINE
	STRIPING LANE LINES
	STRIPING FOR TURN LANES
	STRIPED LANE MARKERS

### TYPICAL ABBREVIATIONS

AC	AIR CONDITIONER
BB	BOTTOM OF BANK
BC	BUILDING CORNER
BD	BOTTOM OF DITCH
BENCH	TEMP. BENCHMARK
BFC	BOTTOM FACE OF CURB
BOC	BACK OF CURB
BS#	BACKSIGHT (POINT#)
BSW	BACK OF SIDEWALK
BW	BOTTOM OF WALL
CA	CORNER OF ASPHALT
CB	CATCH BASIN
CC	CORNER OF CONCRETE
CDK	CORNER OF DECK
CG	CORNER OF GRAVEL
CI	CURB INLET
CLBP	CENTERLINE OF BIKE PATH
CLCP	CENTERLINE CART PATH
CLCR	CENTERLINE OF CREEK
CLD	CENTERLINE OF DITCH
CLINT	CENTERLINE OF INTERSECTION
CLP	CENTERLINE OF PAVEMENT
CLR	CENTERLINE OF ROAD
CLSW	CENTERLINE OF SIDEWALK
CMF	CONCRETE MONUMENT FOUND
CMP	CORRUGATED METAL PIPE
CMS	CONCRETE MONUMENT SET
CO	CLEAN OUT
COGO	CALCULATED POINT
COL	COLUMN
CP	CONTROL PANEL
CPL	CORNER OF POOL
CPP	CORRUGATED PLASTIC PIPE
CRIT	S.C. COASTAL CRITICAL LINE
CSW	CORNER OF SIDEWALK
CTV	CABLE TELEVISION BOX
DK	DECK
EA	EDGE OF ASPHALT
EB	ELECTRIC BOX
EBP	EDGE OF BIKE PATH
EC	EDGE OF CONCRETE
ECON	ELECTRIC CONDUIT
EDK	EDGE OF DECK
EDR	EDGE OF DIRT ROAD
EDW	EDGE OF DRIVEWAY (DIRT/GRASS)
EG	EDGE OF GRAVEL
EM	EDGE OF MARSH
EMET	ELECTRIC METER
ECP	EDGE OF CART PATH
ESTUB	ELECTRIC STUB-OUT
ESW	EDGE OF SIDEWALK
EW	EDGE OF WATER
F	FENCE
FC	FENCE CORNER
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FL	FENCE LINE
FOM	FIBER OPTIC MARKER
FP	FLAG POLE
FS	FORESIGHT
GI	GRATE INLET
GL	GROUND LIGHT
GPS#	GPS CONTROL (POINT#)
GRV	GRAVE
GT	GAS TANK
GUT	GUTTER LINE
GV	GAS VALVE
GW	GUY WIRE
HPS	HANDICAP PARKING STRIPE
HSB	HOSE BIB
HT#	HUB & TACK (POINT#)
IM	IRRIGATION METER
INV	INVERT ELEVATION
IPC	IRON PIN CALCULATED (CORNER)
IPF	IRON PIN FOUND
IPS	IRON PIN SET
IV	IRRIGATION VALVE
LI	LANDSCAPE ISLAND
LP	LIGHT POLE/LAMP POST
MW	MAIL BOX
MB	MONITOR WELL
NWL	NORMAL WATER LEVEL

### TYPICAL ABBREVIATIONS

OHP	OVER HEAD WIRE
PC	PORCH CORNER
PI	POINT OF INTERSECTION
PK#	P/K NAIL (AS SETUPS)
PP	POWER POLE
PS	PARKING STRIPE
PVC	POLYVINYL CHLORIDE PIPE
PKS	PK NAIL SET
RCP	REINFORCED CONCRETE PIPE
RIM	MANHOLE RIM
RIP	EDGE OF RIP-RAP
RP	RADIUS POINT
SB	SETBACK
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SGN'DESC'	SIGN (THEN A DESC.)
SH	SPRINKLER HEAD
SLAT	SEWER LATERAL
SLM	SEWER LINE MARKER
SSMH	SANITARY SEWER MANHOLE
STOP	STOP BAR
STP	STEP
SUN#	SETUP NAIL#
SV	SEWER VALVE
SVM	SEWER VALVE MARKER
SWB	BACK OF SIDEWALK
T	TOPO SHOT (ELEVATION)
TB	TOP OF BANK
TBC	TOP BACK OF CURB
TBM	TEMPORARY BENCHMARK
TEL	TELEPHONE PEDESTAL
TIE#	TIE TO SETUP NAIL
TL	TREE LINE
TMH	TELEPHONE MANHOLE
TOP	TOP OF PIPE
TP	TRAVERSE POINT
TRNF	TRANSFORMER
TSB	TRAFFIC STOP BAR
TW	TOP OF WALL
UC	UNDERGROUND CABLE TV
UE	UNDERGROUND ELECTRIC
UFO	UNDERGROUND FIBER OPTIC
UGG	UNDERGROUND GAS LINE
UGM	UNDERGROUND GAS MARKER
USS	UNDERGROUND SANITARY SEWER
UT	UNDERGROUND TELEPHONE
UW	UNDERGROUND WATER
VCP	VERIFIED CLAY PIPE
WELL	WATER WELL
WF	WATER FOUNTAIN
WL	WHITE LINE
WLAT	WATER LATERAL
WLM	WHITE LINE MARKER
WM	WATER METER
WP	WATER PIPE
WT	WATER TANK
WV	WATER VALVE
WVM	WATER VALVE MARKER
YL	YELLOW LINE
SUFFIXES	
END	END (EX. BFC_END)
OL	ON LINE (EX. BFC_OL)

### UTILITY MARKINGS:

RED - ELECTRIC  
 GREEN - SEWER  
 BLUE - WATER  
 YELLOW - GAS  
 ORANGE - CABLE  
 ORANGE "T"s - TELEPHONE

### TYPICAL LEGEND UNLESS OTHERWISE NOTED

WETLANDS	
DEMOLITION	
LAGOON/POND	
EXISTING ASPHALT PAVEMENT	
CONCRETE PAVEMENT	
STONE RIP RAP ON ENGR FABRIC	
BRICK PAVEMENT	
TYP. ASPHALT PAVEMENT	
PERVIOUS PAVEMENT	
EDGE OF PAVEMENT EP	
TOP OF BANK TB	
EXISTING SPOT ELEVATION	
LANDSCAPE AREA	
CONCRETE MARKER	
TEMPORARY BENCHMARK	
CURB INLET	
DRAINAGE MANHOLE	
PROP FIRE HYDRANT	
WATER VALVE	
WATER VALVE MARKER	
POST INDICATOR VALVE	
MONITORING WELL	
SPRINKLER HEAD	
SANITARY SEWER CLEAN OUT	
TRANSFORMER	
EXISTING POWER POLE	
GUY WIRE	
LIGHT POLE	
AIR CONDITIONER	
FIBER OPTIC MANHOLE	
UNDERGROUND GAS MARKER	
MAILBOX	
DIP CROSSING	
PROP STORM DRAIN	
EXISTING STORM DRAIN	
TOP OF PAVEMENT	
TOP OF CURB	
TOP OF SIDEWALK	
FINISHED GRADE	
EXISTING CONTOUR	
PROPOSED CONTOUR	

### PROJECT REQUIREMENTS FOR HARGRAY TELEPHONE & CATV:

1. COMMERCIAL BUILDINGS-APARTMENTS-VILLAS TO HAVE A MINIMUM 4" DIAMETER CONDUIT SCH. 40 PVC WITH PULL STRING BURIED AT 24" TO 30" DEPTH, FROM THE EQUIPMENT ROOM OR POWER METER LOCATION TO A POINT DESIGNATED BY HARGRAY AT ROAD RIGHT-OF-WAY OR PROPERTY LINE. CONDUITS ARE REQUIRED FROM EACH BUILDING SITE & MULTIPLE CONDUITS MAY APPLY.
2. COMMERCIAL BUILDINGS WITH MULTIPLE "UNITS" MAY REQUIRE CONDUIT(S) MINIMUM 3/4" FROM MAIN EQUIPMENT ENTRY POINT TO TERMINATION POINT INSIDE UNIT. PLENUM TYPE CEILINGS REQUIRE CONDUITS OR FLAME RETARDANT TEFLON WIRING TO COMPLY WITH CODE.
3. HOTEL OR LARGE COMMERCIAL PROJECT REQUIREMENTS WOULD BE 2-4" DIAMETER SCH. 40 PVC UNDERGROUND CONDUITS.
4. EQUIPMENT ROOMS TO HAVE 3/4" 4'x8' SHEET OF PLYWOOD MOUNTED ON WALL TO RECEIVE TELEPHONE EQUIPMENT.
5. A POWER GROUND ACCESSIBLE AT EQUIPMENT ROOM OR AN INSULATED #6 FROM THE SERVICE PANEL OR POWER MGN TO THE BACKBOARD.
6. RESIDENTIAL WIRING REQUIRES MINIMUM THREE PAIR TWISTED IN LOOP CONFIGURATION (INDUSTRY STANDARD).
7. CATV INSIDE WIRING WILL BE RG6 FOIL WRAPPED 66% BRAID MINIMUM, HOME RUN TO EACH OUTLET.
8. ALL INTERIOR WIRING SHOULD BE PULLED TO THE AREA IMMEDIATELY ADJACENT TO THE PLYWOOD BACKBOARD OR POWER METER LOCATION. A MINIMUM OF 5' OF SLACK IS REQUIRED FOR TERMINATIONS.
9. EASEMENTS ARE REQUIRED.

### UTILITY NOTES:

1. SHOWN ON PLAN ARE KNOWN UNDERGROUND UTILITY LOCATIONS, HOWEVER, NOT SHOWN BUT POSSIBLY ENCOUNTERED IN THE AREA OF THE SITE ARE OTHER BURIED UTILITIES INCLUDING, BUT NOT NECESSARILY LIMITED TO;
  - A. TELEPHONE
  - B. FIBER OPTICS
  - C. CABLE TELEVISION
  - D. POTABLE WATER
  - E. SANITARY SEWER
  - F. GAS PIPELINE / TRANSMISSION LINE
  - G. STORM SEWER
- (NOTE: ALL UTILITIES ENCOUNTERED TO BE PROTECTED DURING CONSTRUCTION)
2. WHEN ENCOUNTERED, THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH WRITTEN GRAPHICAL INFORMATION PERTAINING TO THE VERTICAL & HORIZONTAL ALIGNMENT OF UTILITY LOCATIONS.
3. ADDITIONAL COST ASSOCIATED WITH THE LOCATING, RELOCATING (DUE TO CONFLICTS), OR DELAYS AS A RESULT OF OTHER UNDERGROUND UTILITIES ENCOUNTERED WILL BE THE RESPONSIBILITY OF THE OWNER.
4. THOSE COSTS BEING ADDITIONAL PIPING, BORES, ASPHALT CUT & PATCH, CLEARING & GRUBBING, STABILIZATION & GRASSING, OR OTHER SPECIAL CONSTRUCTION TECHNIQUES TO BE CHARGED AT THE UNIT BID PRICE OR A NEGOTIATED FEE.

### GENERAL NOTES:

1. NO SITE WORK SHALL BEGIN ON A REGULATED SITE UNTIL ALL TREE PROTECTION IS IN PLACE AND ALL REQUIRED SILT FENCE HAS BEEN INSTALLED.
2. A HORIZONTAL & VERTICAL CONTROL MONUMENT HAS BEEN DESIGNATED BY THE ENGINEER. THE VERTICAL DATUM IS NGVD-29, AND THE HORIZONTAL DATUM IS NAD 83.
3. ALL PAVEMENT DIMENSIONS (i.e.; ROAD WIDTHS, PARKING LOTS, LANDSCAPE ISLANDS, etc.) ARE GIVEN TO THE EDGE OF PAVEMENT OR BACK OF CURB, AS SITE DICTATES.
4. ALL BUILDING TIES ARE PERPENDICULAR TO THE PROPERTY LINES.
5. CONTRACTOR TO IDENTIFY AND LOCATE ALL UNDERGROUND UTILITIES PRIOR TO STARTING CONSTRUCTION.
6. CONTRACTOR RESPONSIBLE FOR TRAFFIC CONTROL AND SAFETY DURING CONSTRUCTION.
7. CONTRACTOR RESPONSIBLE FOR SECURING SITE DURING NON-WORKING HOURS TO ENSURE TRAFFIC AND PEDESTRIAN SAFETY.
8. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL BE AWARE THAT SOME PART OR ALL OF THE CONSTRUCTION OF THIS SITE MAY FALL UNDER THE JURISDICTION OF SPECIFIC CONDITIONS RELEVANT TO A SCDOT OR BEAUFORT COUNTY ENCROACHMENT PERMIT, UNITED STATES ARMY CORPS PERMIT, SETBACKS/BUFFERS PERTINENT TO THE ESTABLISHED ZONING ORDINANCES, SC-DHEC PERMITS, DHEC-OCRM PERMITS OR THE WATER AND SEWER AUTHORITY OF JURISDICTION. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO CONFIRM THE EXISTENCE AND CONDITIONS OF ALL PERMITS RELEVANT TO THIS PROJECT PRIOR TO THE COMMENCEMENT OF THE IMPACTED PHASE(S) OF CONSTRUCTION.
9. THE WATER AND SEWER CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE INSTALLATION OF WATER AND SEWER SERVICES IN ACCORDANCE WITH THE SPECIFICATIONS AND RELEVANT DETAILS OF THE WATER AND SEWER AUTHORITY OF JURISDICTION. THE LOCATION OF WATER AND/OR SEWER SERVICES SHOWN ON THESE PLANS IS TO BE CONSIDERED TO BE SCHEMATIC AND HAS BEEN SHOWN ON THESE DRAWINGS FOR REFERENCE PURPOSES ONLY. SEE DETAILS OR ARCHITECTURAL DRAWINGS FOR EXACT LOCATION.
10. ALL DEDICATED FIRE LINES FROM PIV TO BUILDING AND FDC'S TO BE DESIGNED, PERMITTED, INSTALLED AND TESTED BY FIRE SPRINKLER DESIGNER/FIRE SPRINKLER CONTRACTOR.
11. CONTRACTOR IS MADE AWARE THAT OSHA REQUIRES A PROTECTIVE SYSTEM DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER FOR EXCAVATIONS DEEPER THAN 20 FT.
12. CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO EXISTING ROADWAYS FROM CONSTRUCTION AREAS.

### TREE PROTECTION & REMOVAL NOTES:

INSTALL ALL TREE PROTECTION FENCE PRIOR TO THE COMMENCEMENT OF LAND DISTURBANCE ACTIVITIES.

### WATER & SANITARY SEWER NOTES:

1. THE EXISTING WATERLINE INFORMATION HAS BEEN SUPPLIED BY OTHERS. ITS LOCATION AND SIZE ARE APPROXIMATE. THE CONTRACTOR IS TO FIELD VERIFY THE EXACT SIZE AND LOCATION OF THE EXISTING WATERLINE PRIOR TO THE BEGINNING OF CONSTRUCTION.
2. THE CONTRACTOR IS TO COORDINATE THE WATERLINE TIE IN WITH BJWSA SEVENTY TWO (72) HOURS MINIMUM BEFORE WATERLINE SHUTDOWN.
3. WATERLINES 4" AND ABOVE ARE TO BE C900-DR18-CL150. ALL 2" WATERLINES ARE TO BE HDPE, AND ALL DUCTILE IRON PIPE (DIP) IS TO BE CL150.
4. WATER METERS ARE 1" DIA. UNLESS OTHERWISE NOTED, AND ARE TO BE PROVIDED AND SET BY BJWSA.
5. ALL SANITARY SEWER PIPE LENGTHS IN PLAN AND PROFILE VIEWS ARE TO THE CENTERLINE OF THE MANHOLES.
6. SANITARY SEWER PIPE IS TO BE PVC SDR28.
7. EXISTING MANHOLE LOCATION, RIM ELEVATION, AND INVERTS HAVE BEEN SUPPLIED BY THE SURVEYOR. THE PIPE LOCATION IS APPROXIMATE AND IS TO BE FIELD VERIFIED BY THE CONTRACTOR IF APPLICABLE.
8. SANITARY SEWER LATERALS ARE TO BE LAID WITH A MINIMUM SLOPE OF 2.00% AS SHOWN ON PLANS.

### STORM SEWER NOTES:

1. RCP IS TO BE (CLUI). UNLESS OTHERWISE NOTED.
2. HDPE IS TO BE N-12 UNLESS OTHERWISE NOTED.
3. FOR DESIGN PURPOSES ALL PIPE LENGTHS IN THE PLAN AND PROFILE VIEWS ARE TO THE CENTERLINE OF THE STRUCTURE. (i.e.; CB, JB, OR OUTFALL, FOR PAYMENT IT WILL BE THE NET LENGTH INSTALLED)
4. SUBGRADE DRAIN IS TO BE 4" PERFORATED HDPE WITH GEOTEXTILE SOCK.
5. WRAP ALL JOINTS W/GEOTEXTILE FABRIC.

PRELIMINARY / NOT FOR CONSTRUCTION

PLAN REVISIONS	
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 No. 000008  
 No. 12860

2712 Bull Street Suite A  
 Beaufort, SC 29902  
 843.843.3762  
 Fax: 843.876.2223

# Andrews Engineering & Surveying

Site Development Plan  
 For  
 Haris Teeter  
 Sam's Point Road  
 Lady's Island  
 Beaufort County, SC

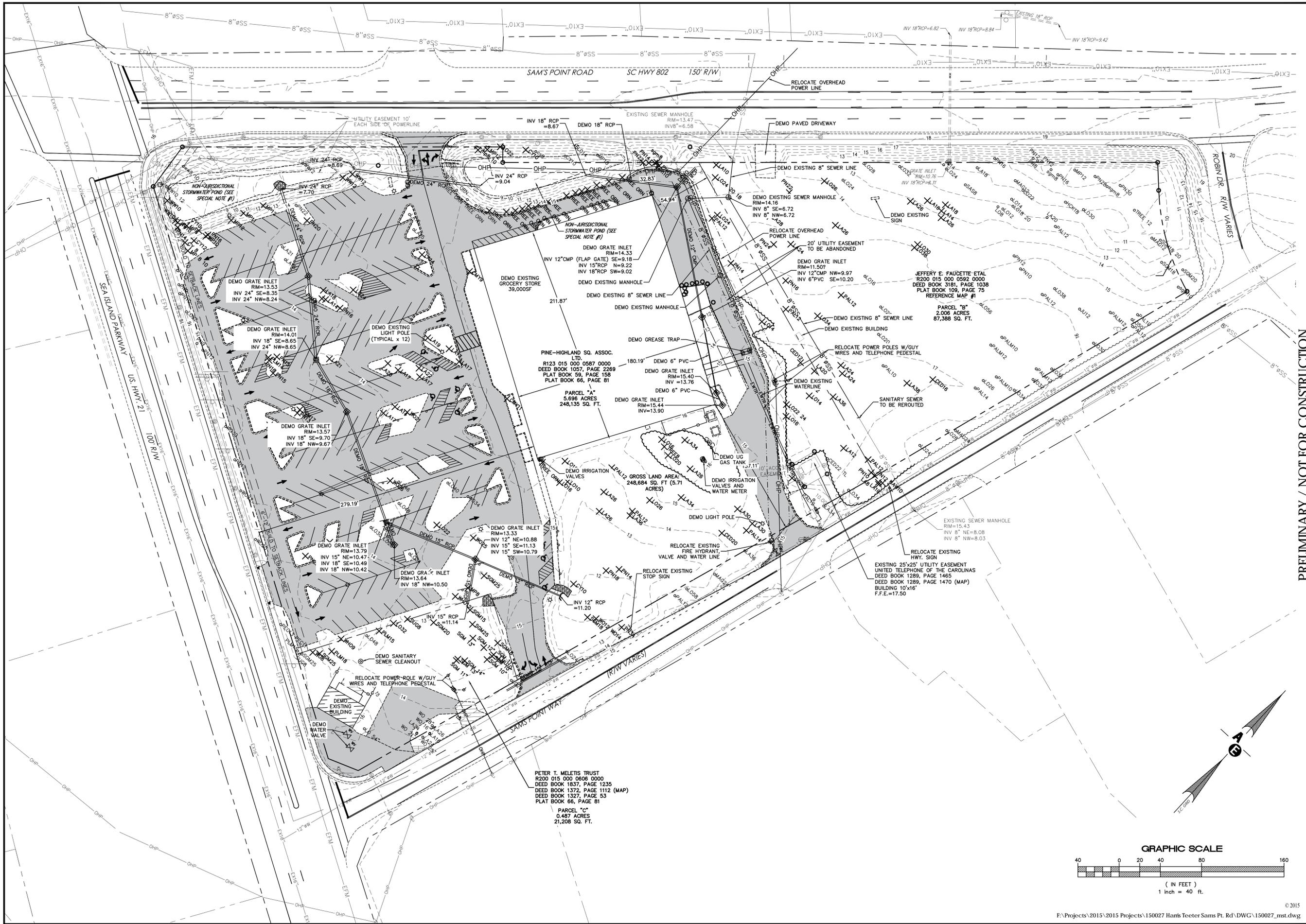
Typical Legend  
 Note Sheet

Date Drawn: 09/09/15  
 Last Revised: 04/05/16  
 Drawn By: R. Crosby  
 Engineer: S. Andrews

SHEET #:  

# Notes

  
 JOB: 150027



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PLAN REVISIONS	
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 Beaufort, SC 29902  
 843.843.3752  
 Fax: 843.375.2223

# Andrews Engineering & Surveying

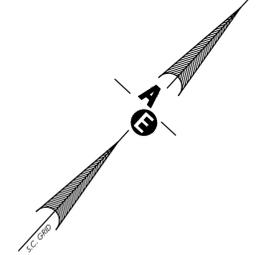
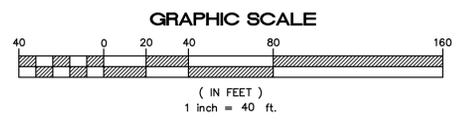
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 For  
 Harris Teeter  
 Sam's Point Road  
 Lady's Island  
 Beaufort County, SC

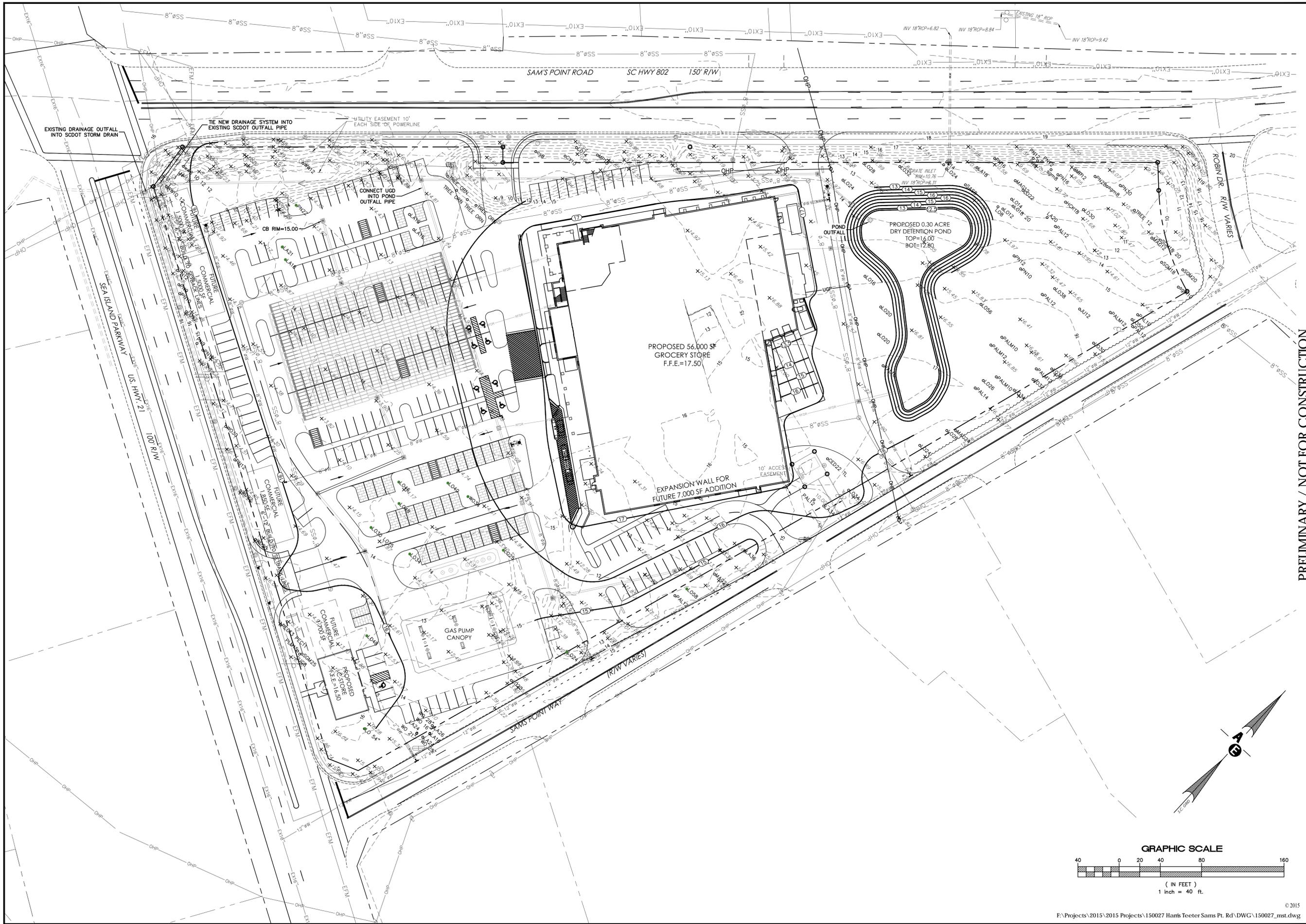
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 and Demolition

Date Drawn: 09/09/15  
 Last Revised: 04/05/16  
 Drawn By: R. Crosby  
 Engineer: S. Andrews

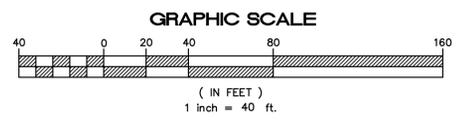
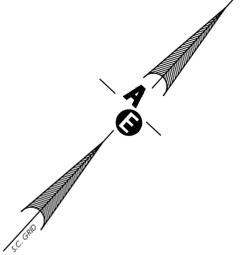
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JOB: 150027





PRELIMINARY / NOT FOR CONSTRUCTION



PLAN REVISIONS		
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# Andrews Engineering & Surveying

Site Development Plan  
For  
Harris Teeter  
Sam's Point Road  
Lady's Island  
Beaufort County, SC

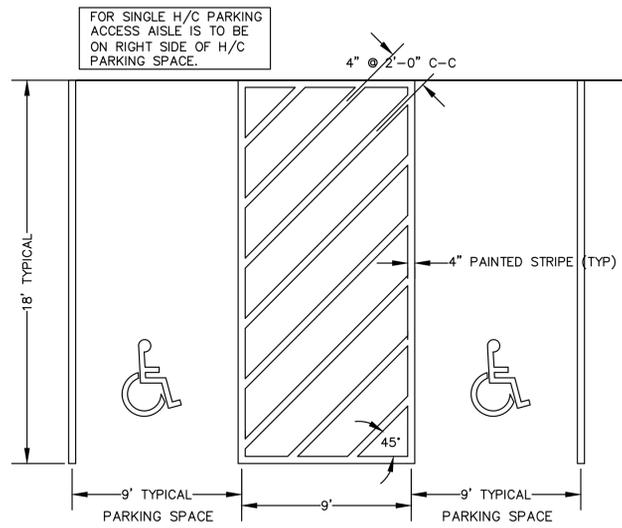
Conceptual  
Grading  
Plan

Date Drawn: 09/09/15  
Last Revised: 04/05/16  
Drawn By: R. Crosby  
Engineer: S. Andrews

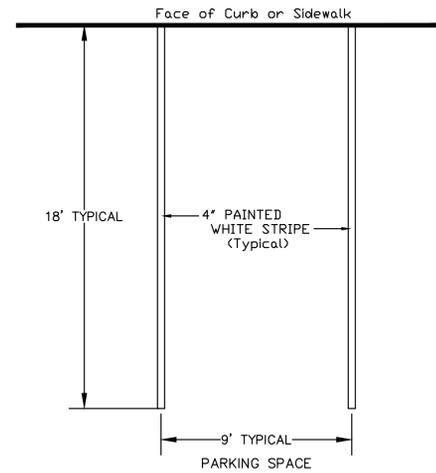
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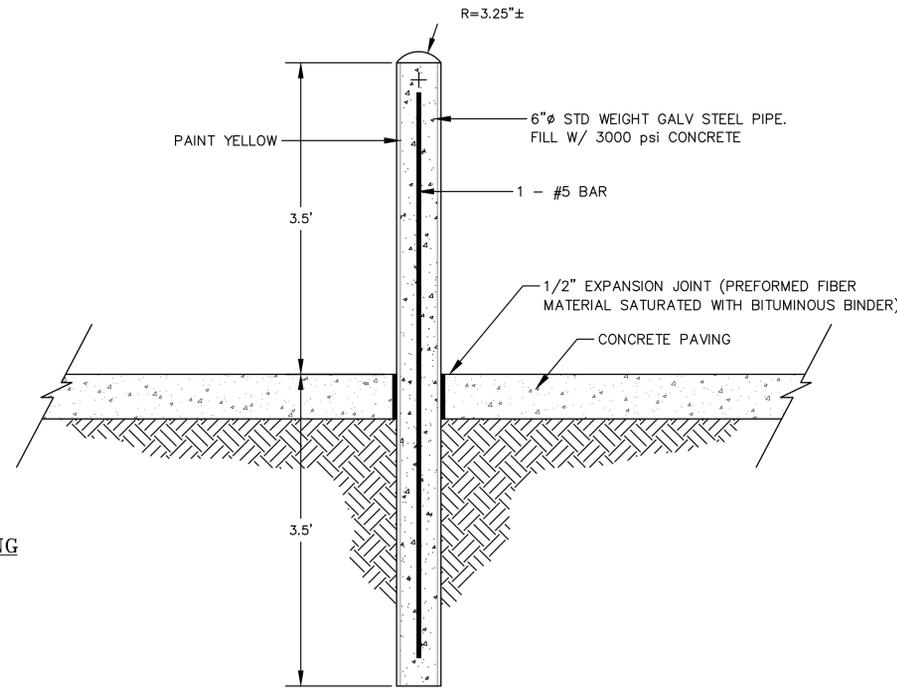




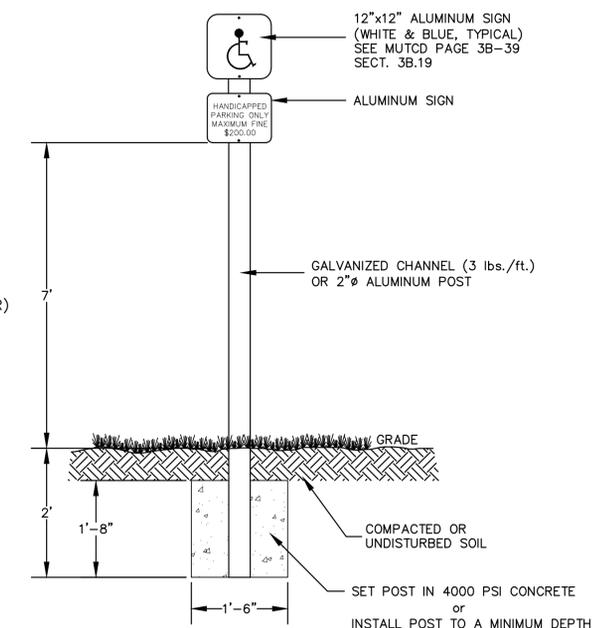
**H/C PASSENGER VEHICLE PARKING SPACE STRIPE DETAIL**



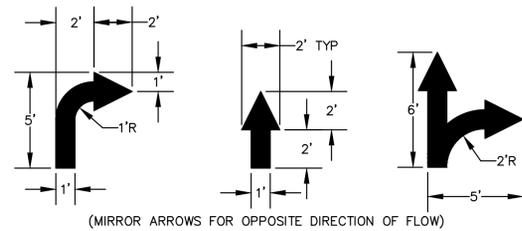
**Detail-Typical Parking Space Striping**  
N.T.S.



**TYPICAL PIPE BOLLARD**  
N.T.S.

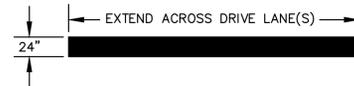


**HANDICAPPED PARKING SIGN**  
N.T.S.



**NOTE:**  
ALL ARROWS, PAVEMENT WORDS & SYMBOL MARKINGS SHALL BE AS INDICATED ON THE PLANS AND INSTALLED IN ACCORDANCE WITH SECT. 3B.20 PAGES 387-393 OF THE 2009 MUTCD, OR MOST CURRENT EDITION IN EFFECT, UNLESS OTHERWISE DIRECTED.  
ALL ARROWS, PAVEMENT WORDS, SYMBOLS AND STRIPING NOT IN R/W SHALL BE TO BE SOLID WHITE REFLECTIVE TRAFFIC PAINT. PER SCDOT STD SPEC 2007 EDITION, SEC 625  
ALL ARROWS, PAVEMENT WORDS, SYMBOLS AND STRIPING IN SCDOT, CITY OR COUNTY R/W SHALL BE TO BE SOLID WHITE THERMOPLASTIC MARKINGS. PER SCDOT STD SPEC 2007 EDITION, SEC 627, UNLESS OTHERWISE DIRECTED.

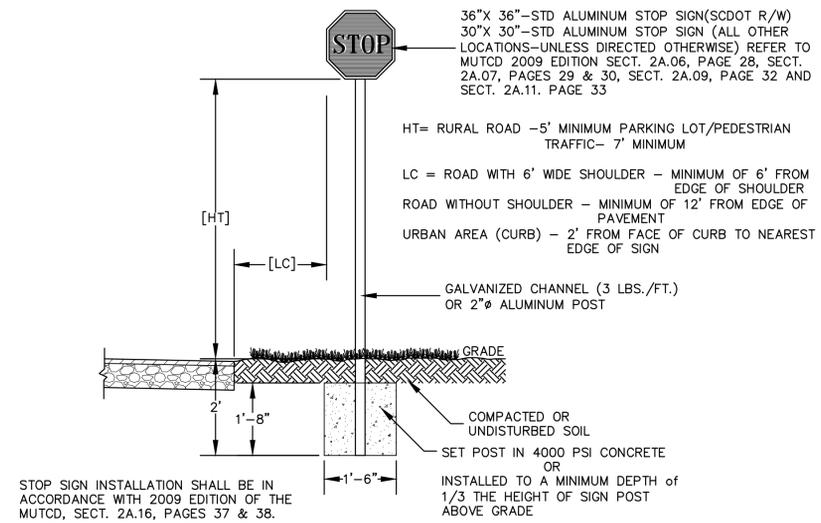
**DIRECTIONAL ARROW STRIPE DETAIL**



**NOTE:** ALL STOP BARS ARE TO BE SOLID WHITE LINES EXTENDING ACROSS THE LANE(S) AND INSTALLED IN ACCORDANCE WITH THE 2009 EDITION OF THE MUTCD SECT. 3B.16, PAGE 381.

ALL CROSSWALKS SHALL BE AS INSTALLED AS INDICATED ON THE PLANS AND IN ACCORDANCE WITH SECT. 3B.18, PAGE 383 OF THE 2009 MUTCD, OR MOST CURRENT EDITION, UNLESS OTHERWISE DIRECTED.

**STOP BAR DETAIL**  
N.T.S.



**DETAIL-TYPICAL STOP SIGN**  
N.T.S.

PRELIMINARY / NOT FOR CONSTRUCTION

PLAN REVISIONS	
NO.	DESCRIPTION
1	
2	
3	
4	
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6	
7	
8	

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ANDREWS ENGINEERING & SURVEYING  
No. 000008  
CERTIFICATION OF PROFESSIONAL ENGINEER  
NO. 12860  
STATE OF SOUTH CAROLINA

2712 Bull Street Suite A  
Beaufort, SC 29902  
843.843.2223  
843.843.9752

**Andrews Engineering & Surveying**

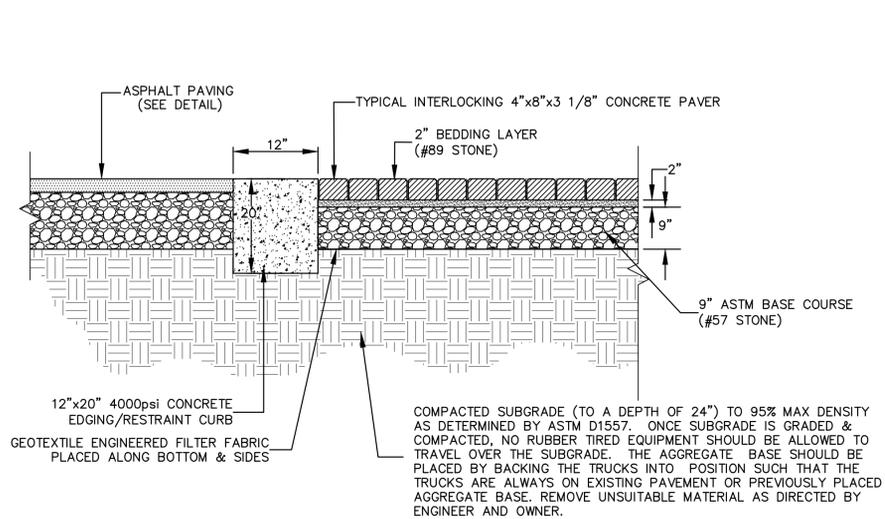
Site Development Plan  
For  
Harris Teeter  
Sams Point Road  
Lady's Island  
Beaufort County, SC

Site Details  
Sheet 1

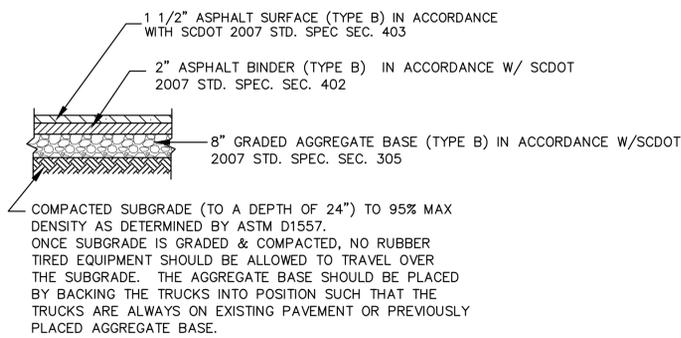
Date Drawn: 09/09/15  
Last Revised: 04/05/16  
Drawn By: Cad Tech  
Engineer: S. Andrews

SHEET #:  
**4**

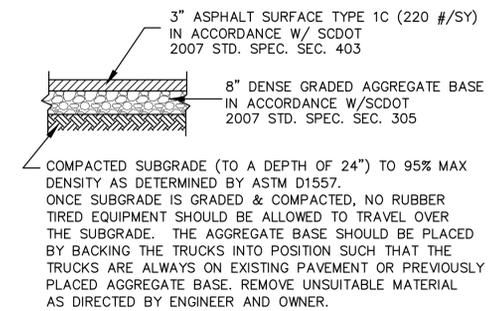
JOB: 150027



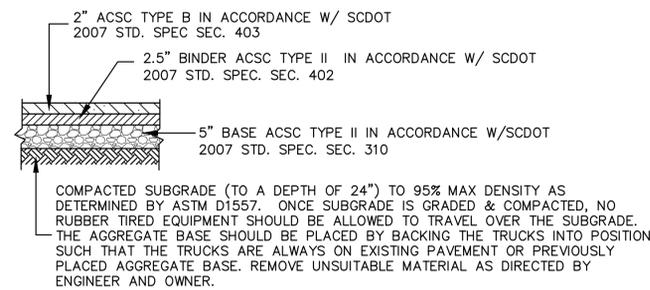
**TYPICAL CROSS SECTION  
PERVIOUS BRICK PAVERS**  
N.T.S.



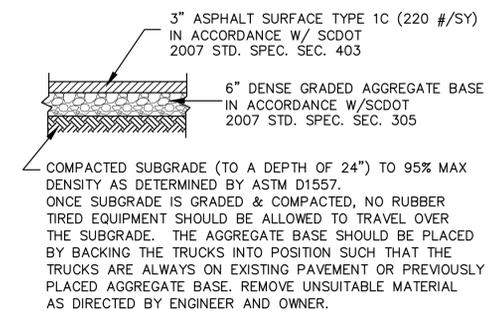
**HEAVY DUTY ASPHALT PAVING**  
N.T.S.



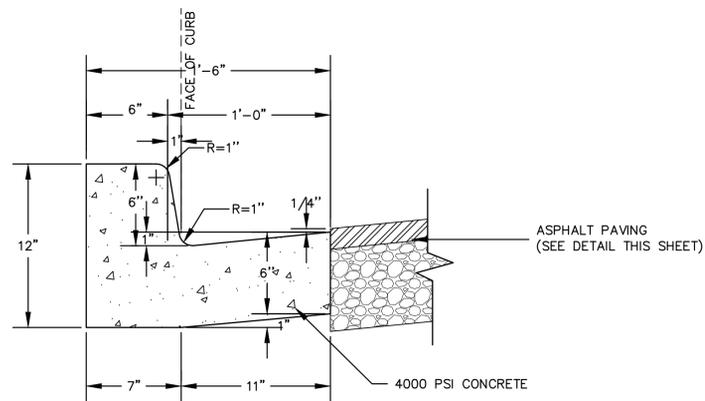
**ASPHALT PAVING DETAIL  
AT DRIVE ISLES**  
N.T.S.



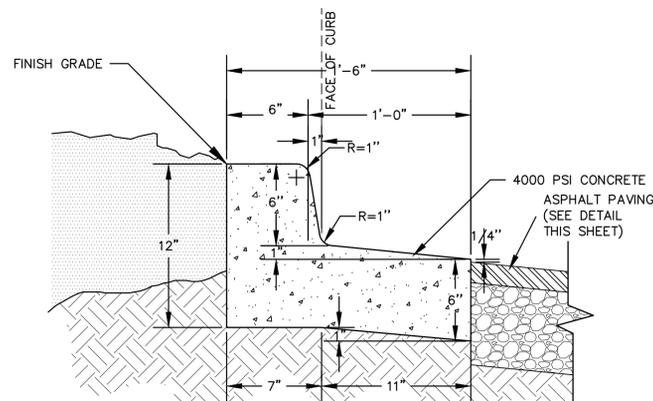
**HEAVY DUTY ASPHALT PAVING DETAIL  
IN SCDOT R/W**  
N.T.S.



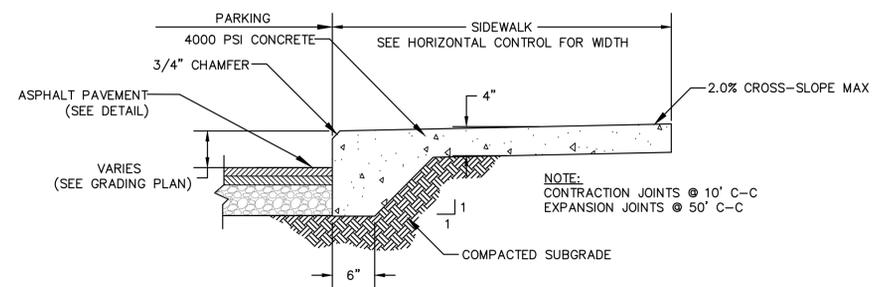
**ASPHALT PAVING DETAIL  
AT PARKING STALLS**  
N.T.S.



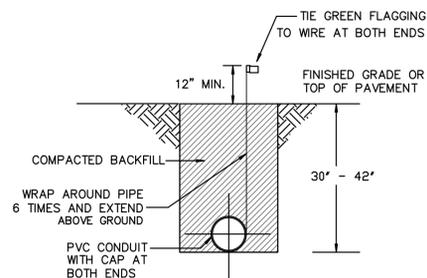
**TYPICAL CROSS SECTION  
1'-6" CURB & GUTTER (CATCH)**  
N.T.S.



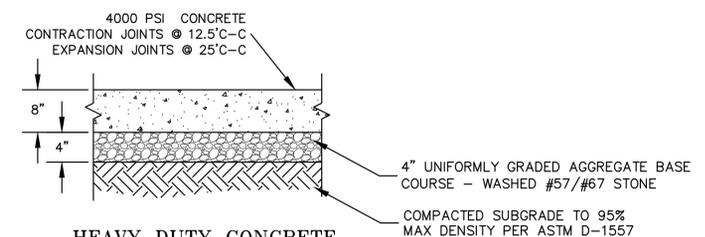
**TYPICAL CROSS SECTION  
1'-6" CURB & GUTTER (SPILL)**  
N.T.S.



**Typical-PAVEMENT & SIDEWALK DETAIL**  
N.T.S.



**CONDUIT DETAIL**  
N.T.S.



**HEAVY DUTY CONCRETE**  
N.T.S.

PLAN REVISIONS	
NO.	DESCRIPTION
1	
2	
3	
4	
5	
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8	

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ANDREWS ENGINEERING & SURVEYING  
No. 000008

REGISTERED PROFESSIONAL ENGINEER  
No. 12860

2712 Bull Street Suite A  
Beaufort, SC 29902  
843.843.3752, 2223

**Andrews Engineering & Surveying**

Site Development Plan  
For  
Harris Teeter  
Sams Point Road  
Lady's Island  
Beaufort County, SC

Site Details  
Sheet 2

Date Drawn: 09/09/15  
Last Revised: 04/05/16  
Drawn By: Cad Tech  
Engineer: S. Andrews

SHEET #:  
**5**

JOB: 150027

PRELIMINARY / NOT FOR CONSTRUCTION

SITE DEVELOPMENT PLANS  
 FOR  
**HARRIS TEETER**  
 SAM'S POINT ROAD, LADY'S ISLAND  
 BEAUFORT COUNTY, SOUTH CAROLINA

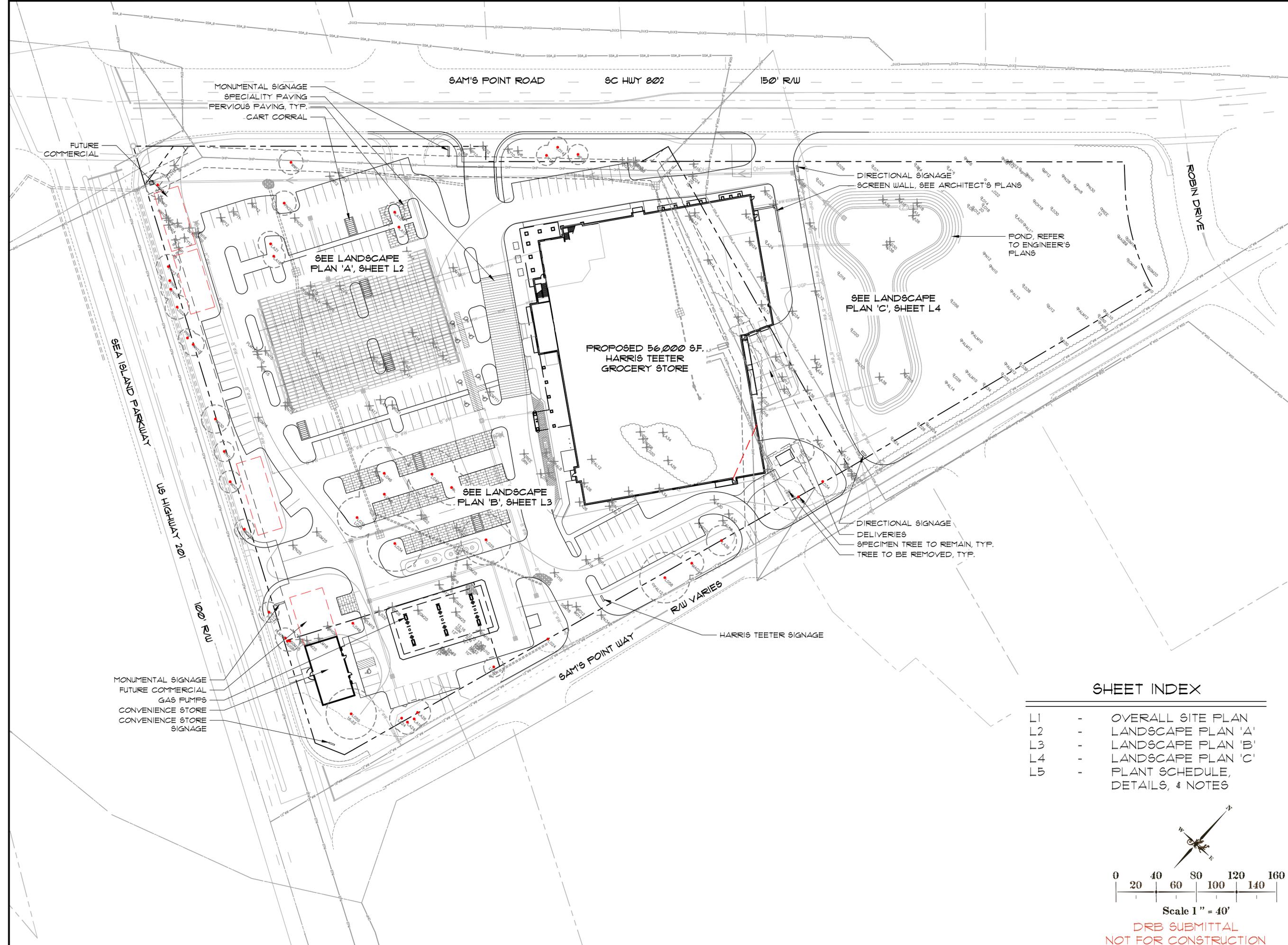
DRAWING TITLE  
 OVERALL SITE PLAN

**DRB SUBMITTAL**  
 DATE: 04-05-16  
 PROJECT NO.: 15104.01  
 DRAWN BY: MY/JB  
 CHECKED BY: DK

REVISIONS:  
 \_\_\_\_\_  
 \_\_\_\_\_  
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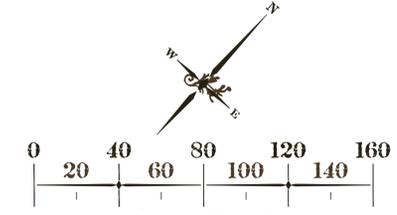
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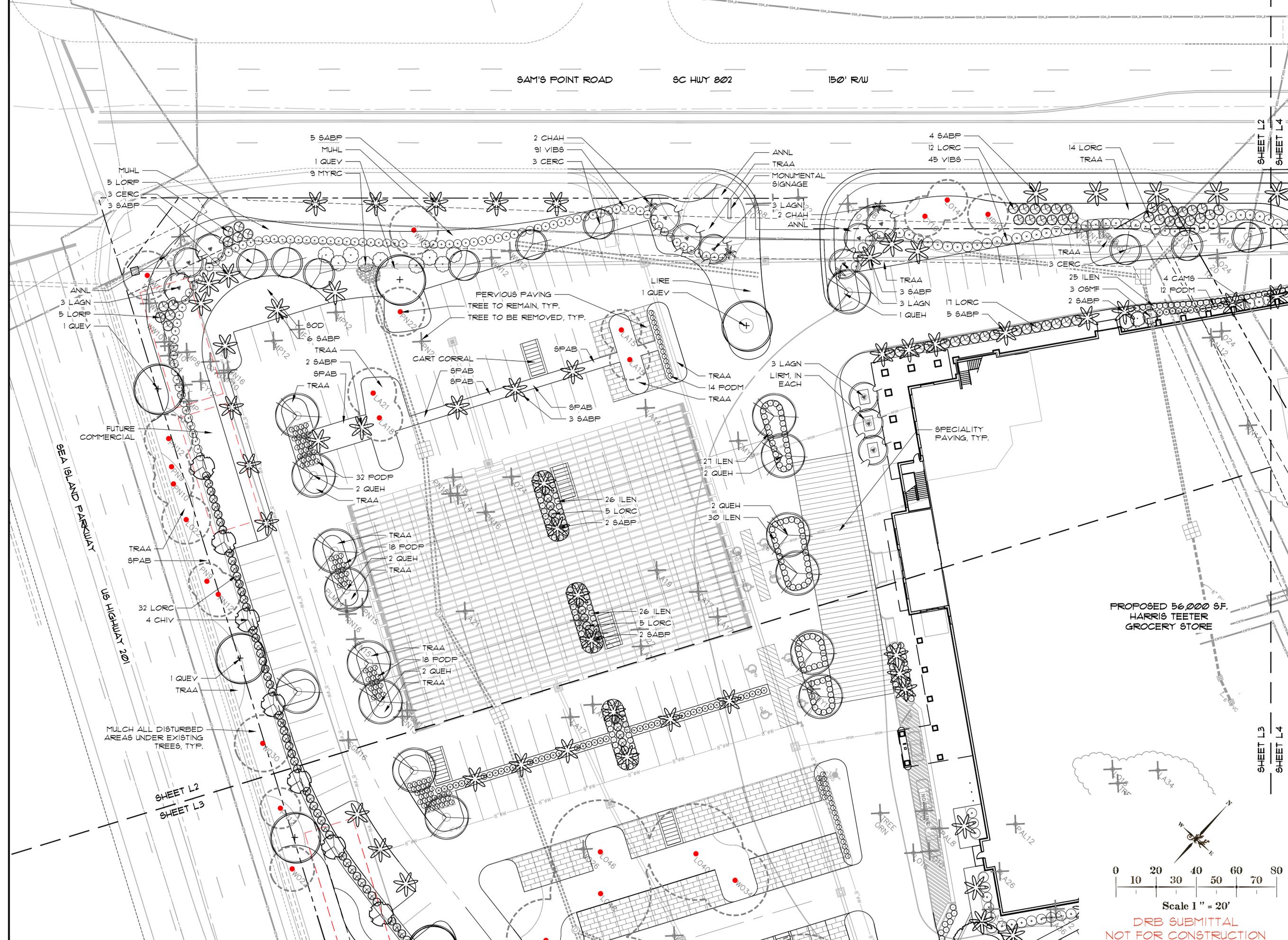
**SHEET INDEX**

- L1 - OVERALL SITE PLAN
- L2 - LANDSCAPE PLAN 'A'
- L3 - LANDSCAPE PLAN 'B'
- L4 - LANDSCAPE PLAN 'C'
- L5 - PLANT SCHEDULE, DETAILS, & NOTES

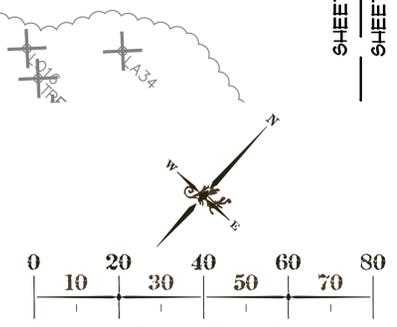


**DRB SUBMITTAL  
 NOT FOR CONSTRUCTION**

SITE DEVELOPMENT PLANS  
 FOR  
**HARRIS TEEETER**  
 SAM'S POINT ROAD, LADY'S ISLAND  
 BEAUFORT COUNTY, SOUTH CAROLINA



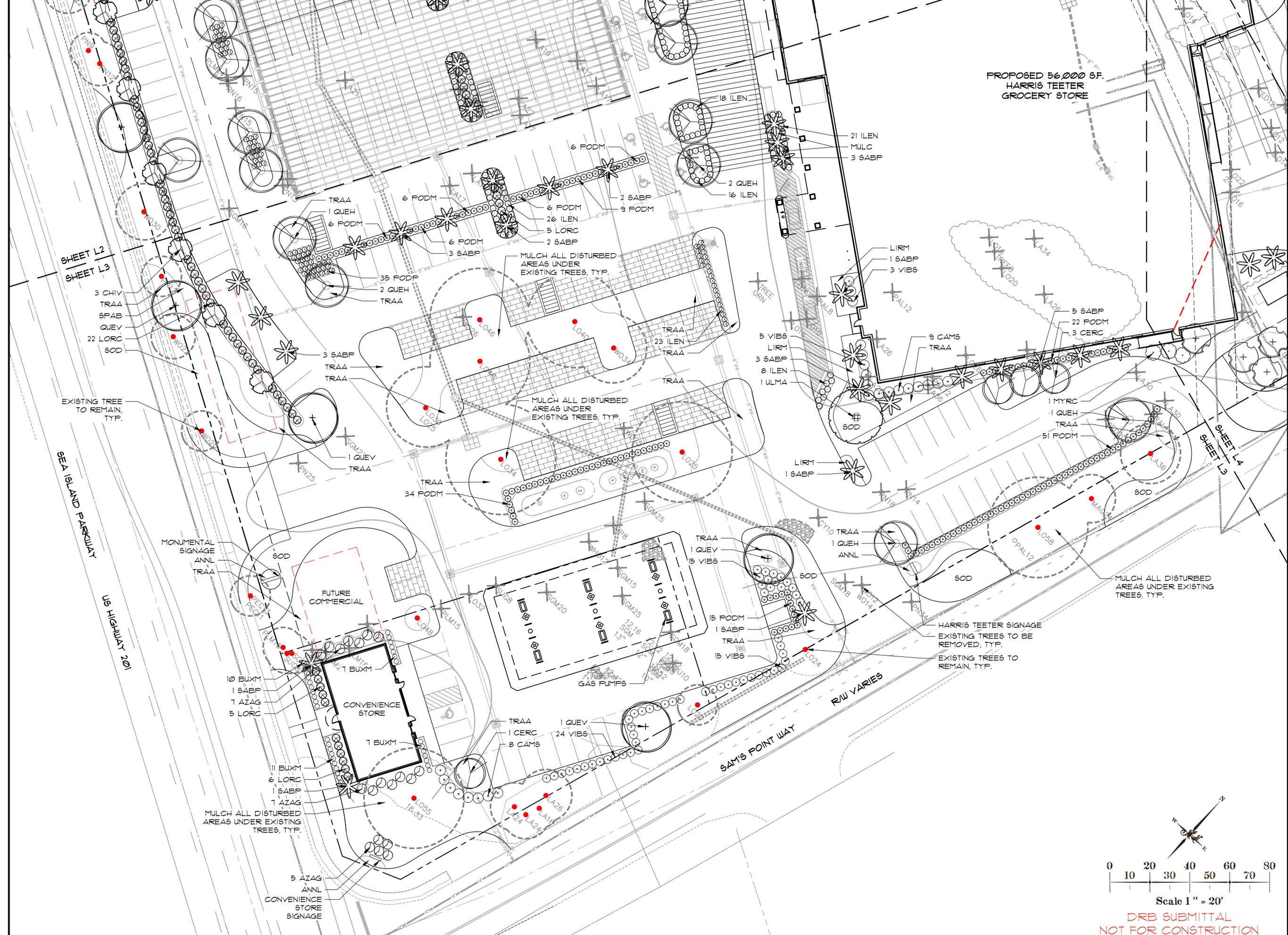
PROPOSED 56,000 SF.  
 HARRIS TEEETER  
 GROCERY STORE



DRAWING TITLE	
LANDSCAPE PLAN 'A'	
DRB SUBMITTAL	
DATE:	04-05-16
PROJECT NO.:	15104.01
DRAWN BY:	MY/JB
CHECKED BY:	DK
REVISIONS:	
DRAWING NUMBER	
L2	

DRB SUBMITTAL  
 NOT FOR CONSTRUCTION

SITE DEVELOPMENT PLANS  
 FOR  
**HARRIS TEETER**  
 SAM'S POINT ROAD, LADY'S ISLAND  
 BEAUFORT COUNTY, SOUTH CAROLINA



DRAWING TITLE  
 LANDSCAPE PLAN 'B'

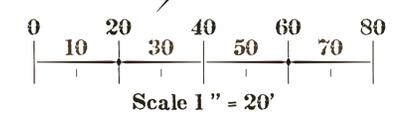
DRB SUBMITTAL

DATE: 04-05-16  
 PROJECT NO.: 15104.01  
 DRAWN BY: MY/JB  
 CHECKED BY: DK

REVISIONS:

DRAWING NUMBER

L3



DRB SUBMITTAL  
 NOT FOR CONSTRUCTION

SITE DEVELOPMENT PLANS  
 FOR  
**HARRIS TEEETER**  
 SAM'S POINT ROAD, LADY'S ISLAND  
 BEAUFORT COUNTY, SOUTH CAROLINA

DRAWING TITLE  
 LANDSCAPE PLAN 'C'

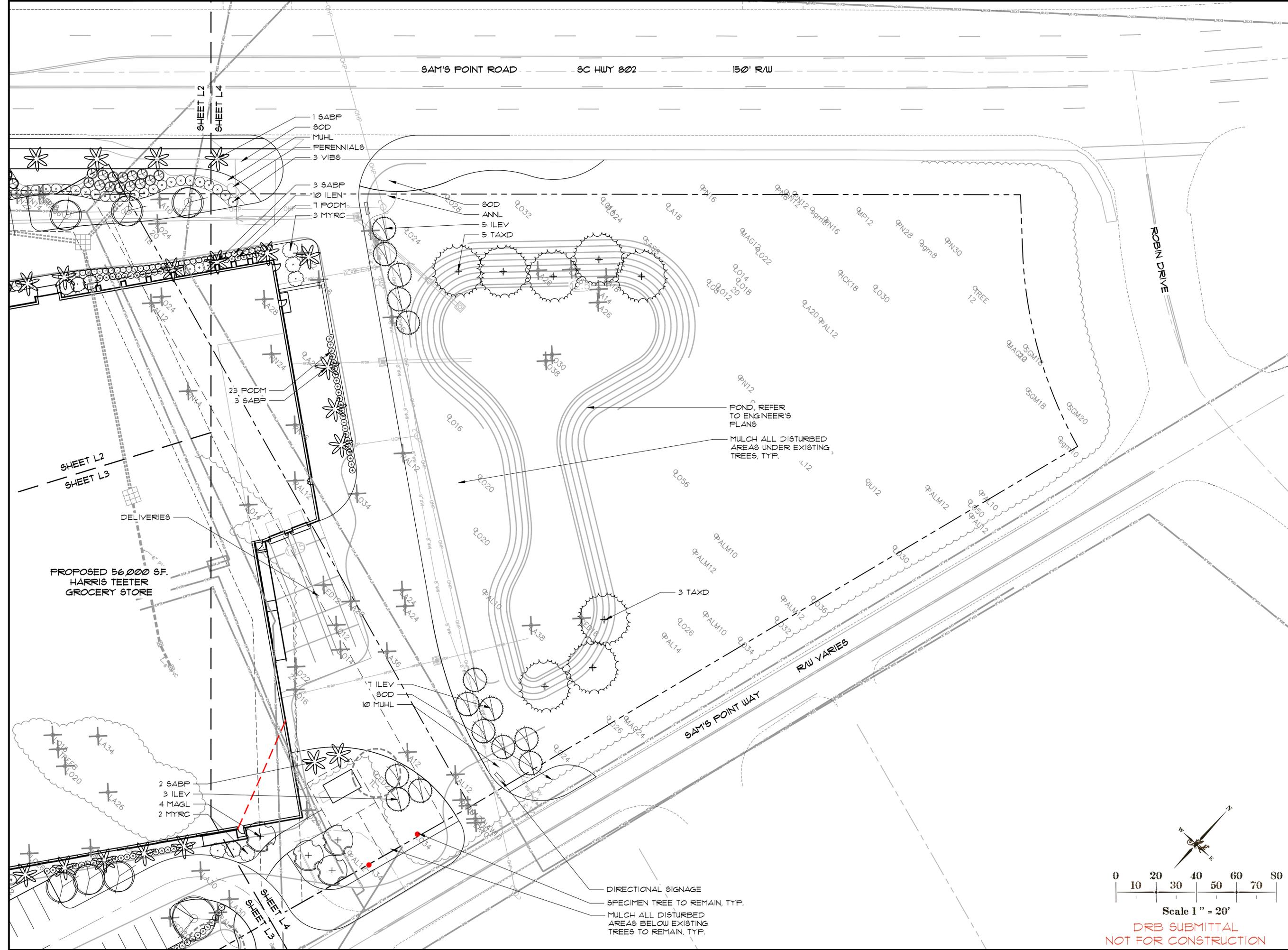
**DRB SUBMITTAL**

DATE: 04-05-16  
 PROJECT NO.: 15104.01  
 DRAWN BY: MY/JB  
 CHECKED BY: DK

REVISIONS:

DRAWING NUMBER

L4



PROPOSED 56,000 SF.  
 HARRIS TEEETER  
 GROCERY STORE

- 1 SABP
- 60D
- MUHL
- PERENNIALS
- 3 VIBS

- 3 SABP
- 10 ILEN
- 1 FODM
- 3 MYRC

- 60D
- ANNL
- 5 ILEV
- 5 TAXD

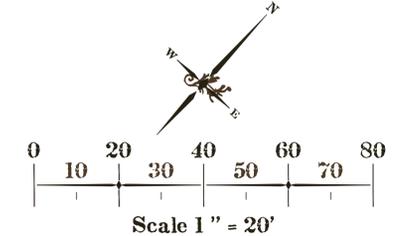
- 23 FODM
- 3 SABP

- 2 SABP
- 3 ILEV
- 4 MAGL
- 2 MYRC

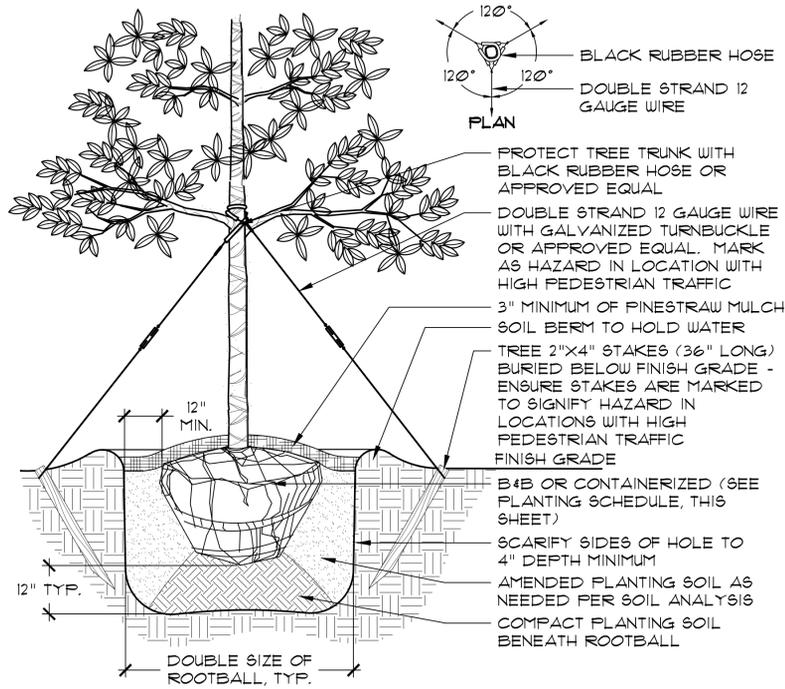
POND, REFER  
 TO ENGINEER'S  
 PLANS

MULCH ALL DISTURBED  
 AREAS UNDER EXISTING  
 TREES, TYP.

- DIRECTIONAL SIGNAGE
- SPECIMEN TREE TO REMAIN, TYP.
- MULCH ALL DISTURBED  
 AREAS BELOW EXISTING  
 TREES TO REMAIN, TYP.

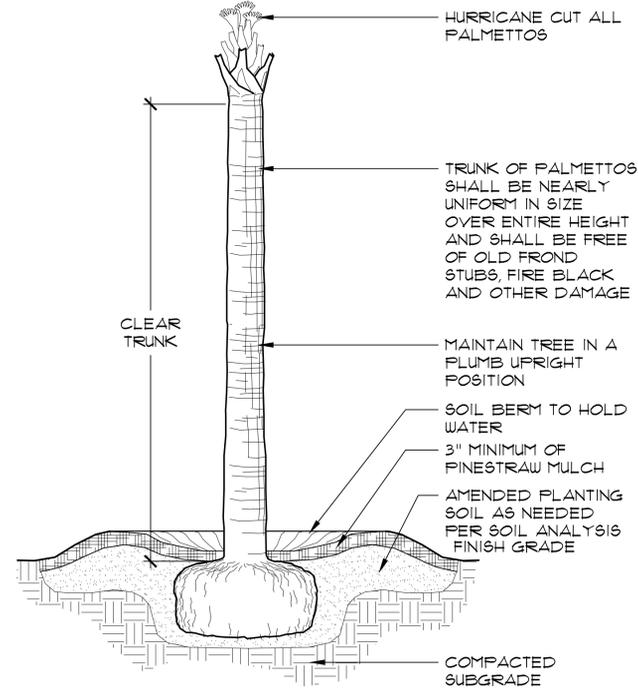


**DRB SUBMITTAL  
 NOT FOR CONSTRUCTION**



- NOTES:**
- TREE STAKING OPTIONAL, HOWEVER, LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTAINING TREES IN AN UPRIGHT (90 DEGREE/ PERPENDICULAR) POSITION FOR 1 YEAR AFTER PLANTING IS COMPLETE OR UNTIL TREE ROOT SYSTEM IS FULLY ESTABLISHED AND STURDY. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER'S REPRESENTATIVE.
  - CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
  - IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE 2" ABOVE FINISH GRADE. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

1 // L501 TREE PLANTING  
SCALE: N.T.S.



- NOTES:**
- FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.
  - CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
  - SABAL PALMETTOS SHALL BE DEFOLIATED, PROTECT CABBAGE HEAD FROM DAMAGE.

2 // L501 PALM TREE PLANTING  
SCALE: N.T.S.

PLANT SCHEDULE

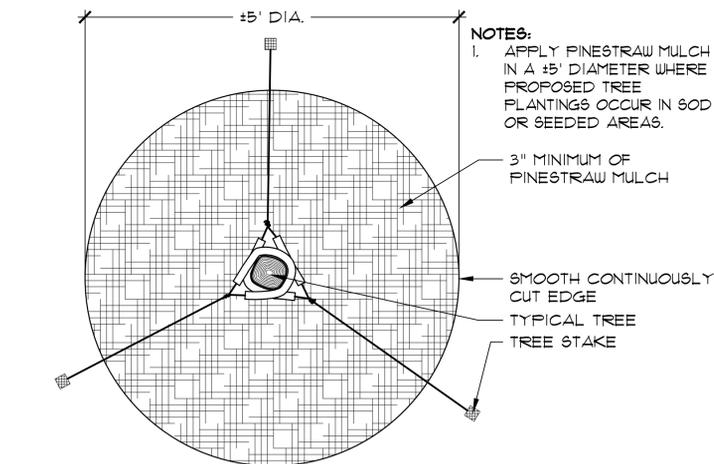
Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Cal/Spacing	Notes
<b>TREES</b>								
25	QUEH / QUEV	Quercus virginiana 'Highrise'	Highrise Live Oak	14'-16'	10'-12'	-	4" cal	Full
60	SABP	Sabal Palmetto	Sabal Palm	12-20'	-	-	-	Defoliated
8	TAXD	Taxodium distichum	Bald Cypress	10-12'	6-8'	-	2.5-3" cal.	
<b>UNDERSTORY TREES</b>								
9	CERC	Cercis canadensis 'Oklahoma'	Oklahoma Eastern Redbud	8'-10'	6'-8'	-	2.5" cal	Full
3	CHV	Chionanthus virginicum	Fringe Tree	8'-10'	6'-8'	-	2.5" cal	Full
5	ILEE	Ilex x attenuata 'East Palatka'	East Palatka Holly	7-8'	4-5'	-	-	
25	ILEV	Ilex vomitoria 'Shadows Female'	Yaupon Holly	5-8'	3-4'	-	-	Tree form, Multi-stem
12	LAGN	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	10'-12'	5'-6'	-	2" cal	
6	MAGL	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	7-8'	3-4'	30 gal.	-	
20	MYRC	Myrica cerifera	Wax Myrtle	4-5'	4-5'	15 gal.	-	Full
<b>SHRUBS</b>								
20	AZAG	Azalea indica	GG Gerbing Azalea	24"-30"	24-30"	container	-	
34	BUXM	Buxus microphylla	Dwarf Boxwood	24"	18"	container	-	
17	CAMS	Camellia sasanqua	Sasanqua Camellia	4-5'	2-3'	container	-	
4	CHAH	Chamaerops humilis	European Fan Palm	4'	3-4'	container	-	Full
140	ILEN	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	12"-18"	12"-18"	3 gal.	-	Full
33	LORC	Loropetalum chinense 'Purple Diamond'	Purple Diamond Pink Fringe Flower	24"	24-30"	7 gal.	-	Full
15	OSMF	Osmanthus fragrans	Fragrant Tea Olive	5'	3'	container	-	
155	PODM	Podocarpus macrophyllus	Podocarpus	36"-48"	18"-24"	7 gal.	-	Full
75	PODP	Podocarpus macrophylla 'Pringle'	Dwarf Podocarpus	18"-24"	18"	3 gal.	-	
100	SERR	Sereoa repens	Saw Palmetto	30"	18"-24"	container	-	
160	VIBS	Viburnum suspensum	Sandankwa Viburnum	30"-36"	24"-30"	7 gal.	-	Full
<b>ORNAMENTAL GRASSES &amp; FERNS</b>								
150	MUHC	Muhlenbergia capillaris	Pink Muhly Grass	12"-18"	8"-12"	1 gal.	24" O.C.	Full
150	SPAB	Spartina bakeri	Cord Grass	12"-18"	12"-18"	1 gal.	36" O.C.	Pond planting
<b>GROUNDCOVERS, VINES &amp; PERENNIALS</b>								
0	ANNL	Seasonal Color	Seasonal Color	4'-6"	4'-6"	1 gal.	6" O.C.	Full
0	LANC	Lantana camara	Lantana	12-18"	8-12"	container	18" O.C.	
0	LIRA	Liriope muscari	Lily Turf	12"-16"	8"-12"	1 gal.	18" O.C.	
0	LIRE	Liriope muscari 'Evergreen Giant'	Evergreen Giant Lily Turf	12"-16"	12"-16"	1 gal.	24" O.C.	
0	TRAA	Trachelospermum asiaticum	Asiatic Jasmine	4-6"	12" runners	1 gal.	18" O.C.	
<b>SOD &amp; MULCH</b>								
0	LAWN-SF		Empire Zoysia Sod	-	-	-	-	
0	LAWN-SF		Seed	-	-	-	-	
0	MULCH-SF	Mulch	Pine straw - all parking and buffer areas	-	-	-	-	

PLANTING NOTES:

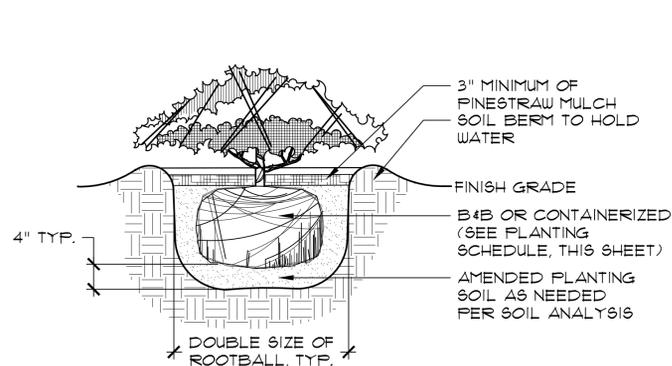
- CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS, INCLUDING UTILITIES, AND PROMPTLY REPORTING ANY DISCREPANCIES OR CONFLICTS WITH PLANTING AREAS. REPORT INFORMATION TO OWNER, OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE AND MAKE REPAIRS THAT MAY OCCUR TO EXISTING UTILITIES IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL CODES.
- LANDSCAPE PLANTING AND / OR MULCHED AREAS TO BE FINE GRADED, HAND RAKED SMOOTH AND FREE OF DEBRIS.
- CONTRACTOR TO PERFORM SOIL TESTS AS NECESSARY TO ASSURE PLANT HEALTH AND GROWTH.
- MULCH ALL PLANTING BEDS WITH PINESTRAW MULCH TO A 3" DEPTH.
- CONTRACTOR VERIFIES THAT ALL PLANT MATERIAL IS DETERMINED AVAILABLE AS SPECIFIED WHEN BID / PROPOSAL IS SUBMITTED.
- PLANT SCHEDULE WAS PREPARED FOR ESTIMATING PURPOSES ONLY. CONTRACTOR SHALL MAKE OWN QUANTITY TAKEOFFS USING DRAWINGS TO DETERMINE QUANTITIES TO HIS SATISFACTION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY AFFECT BIDDING.
- GALLON SIZES ARE FOR PRICING PURPOSES ONLY. PLANT MUST MEET HEIGHTS AND WIDTHS SPECIFIED IN PLANT SCHEDULE.
- ROOT TYPE MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN. OTHER SPECIFICATIONS REMAINING UNCHANGED, EXCEPT IN THE CASE OF CONTAINER GROWN SPECIMEN TREES AS INDICATED IN THE TREE PLANTING SCHEDULE.
- ANY SIGNIFICANT ROOTS ENCOUNTERED 2" DIA. AND LARGER SHALL BE DUG OUT BY HAND AND CLEANLY CUT BACK IN THE FOOTING / FOUNDATION AREA TO PROMOTE ROOT RE-GROWTH AND HELP PREVENT ROOT DIEBACK.
- ALL PLANT MATERIAL (EXCEPT SEASONAL COLOR) SHALL BE GUARANTEED AND REPLACED AS NECESSARY BY THE CONTRACTOR FOR ONE YEAR.
- ALL SEASONAL COLOR SHALL BE GUARANTEED AND REPLACED AS NECESSARY BY THE CONTRACTOR FOR THREE MONTH TIME FRAMES.

IRRIGATION NOTES:

- CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEM, COMPLETE AND INSTALLED. SYSTEM TO INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS, BACK FLOW CONTROLLER, AND IRRIGATION METER AND TO PROVIDE 100% COVERAGE FOR ALL NEW PLANTINGS. DRIP IRRIGATION TO BE USED FOR ALL PLANTINGS, EXCEPT LAWNS.
- NO IRRIGATION COMPONENTS SHALL BE CLOSER THAN 12" TO ANY EDGE OF PAVEMENT OR CURB AND GUTTER. IRRIGATION SHALL NOT SPRAY BEYOND LANDSCAPED AREAS, OR INTO ANY UNDISTURBED BUFFERS. NO OVER SPRAY SHALL BE PERMITTED ONTO ADJACENT PROPERTIES OR PEDESTRIAN SIDEWALK AREAS.
- LANDSCAPE CONTRACTOR TO FIELD VERIFY ALL COMPONENT LOCATIONS TO ENSURE APPROPRIATE COVERAGE.
- LANDSCAPE CONTRACTOR SHALL LOCATE WATER SOURCE AND PROVIDE POWER TO CONTROLLER.
- CONTROLLER LOCATION TO BE SPECIFIED BY OWNERS REPRESENTATIVE IN FIELD PRIOR TO CONSTRUCTION.
- ALL DRIP TUBING SHALL BE COVERED WITH MIN. 3" OF MULCH.
- ALL DRIP AND SPRAY ZONES SHALL BE SEPARATE.
- CONTRACTOR SHALL SUBMIT FINAL IRRIGATION PLANS TO OWNER'S REPRESENTATIVE AND ALL REVIEWING BODIES / AGENCIES FOR FINAL APPROVAL PRIOR TO INSTALLATION.

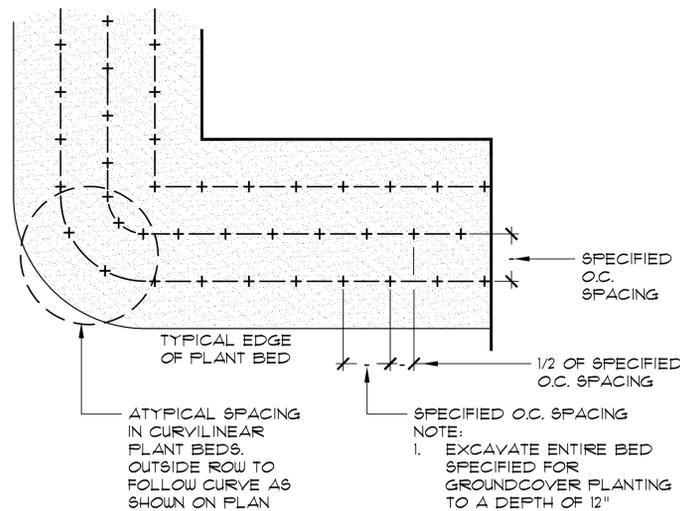


5 // L501 TREE STAKING  
SCALE: N.T.S.



- NOTES:**
- WHEN GROUNDCOVERS AND SHRUBS ARE USED IN MASSSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
  - CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
  - IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE ±2" ABOVE FINISH GRADE. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

3 // L501 SHRUB PLANTING  
SCALE: N.T.S.



4 // L501 GROUND COVER PLANTING  
SCALE: N.T.S.

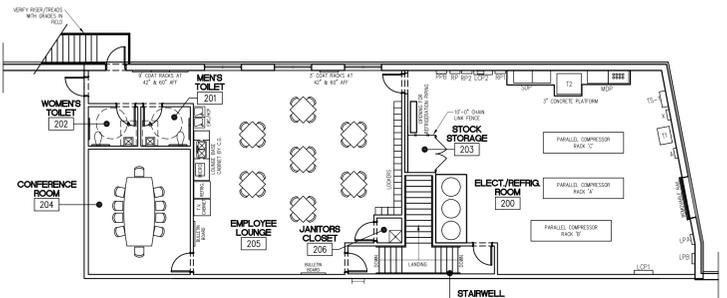


SITE DEVELOPMENT PLANS FOR  
**HARRIS TEETER**  
SAM'S POINT ROAD, LADY'S ISLAND  
BEAUFORT COUNTY, SOUTH CAROLINA

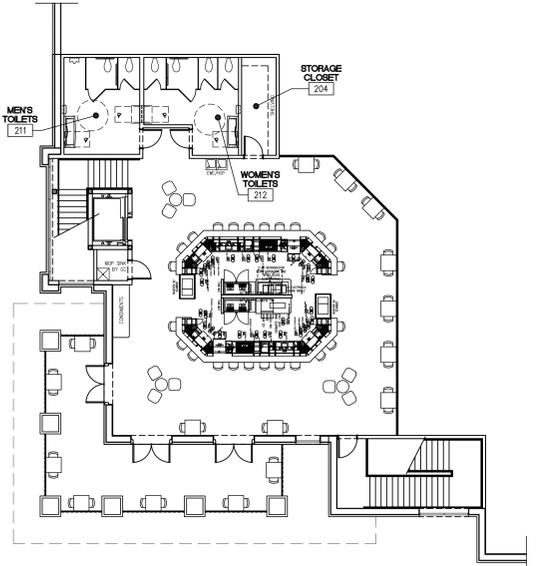
DRAWING TITLE	
PLANT SCHEDULE, DETAILS, & NOTES	
DRB SUBMITTAL	
DATE:	04-05-16
PROJECT NO.:	1510401
DRAWN BY:	MY/JB
CHECKED BY:	DK
REVISIONS:	
DRAWING NUMBER	

DRB SUBMITTAL  
NOT FOR CONSTRUCTION

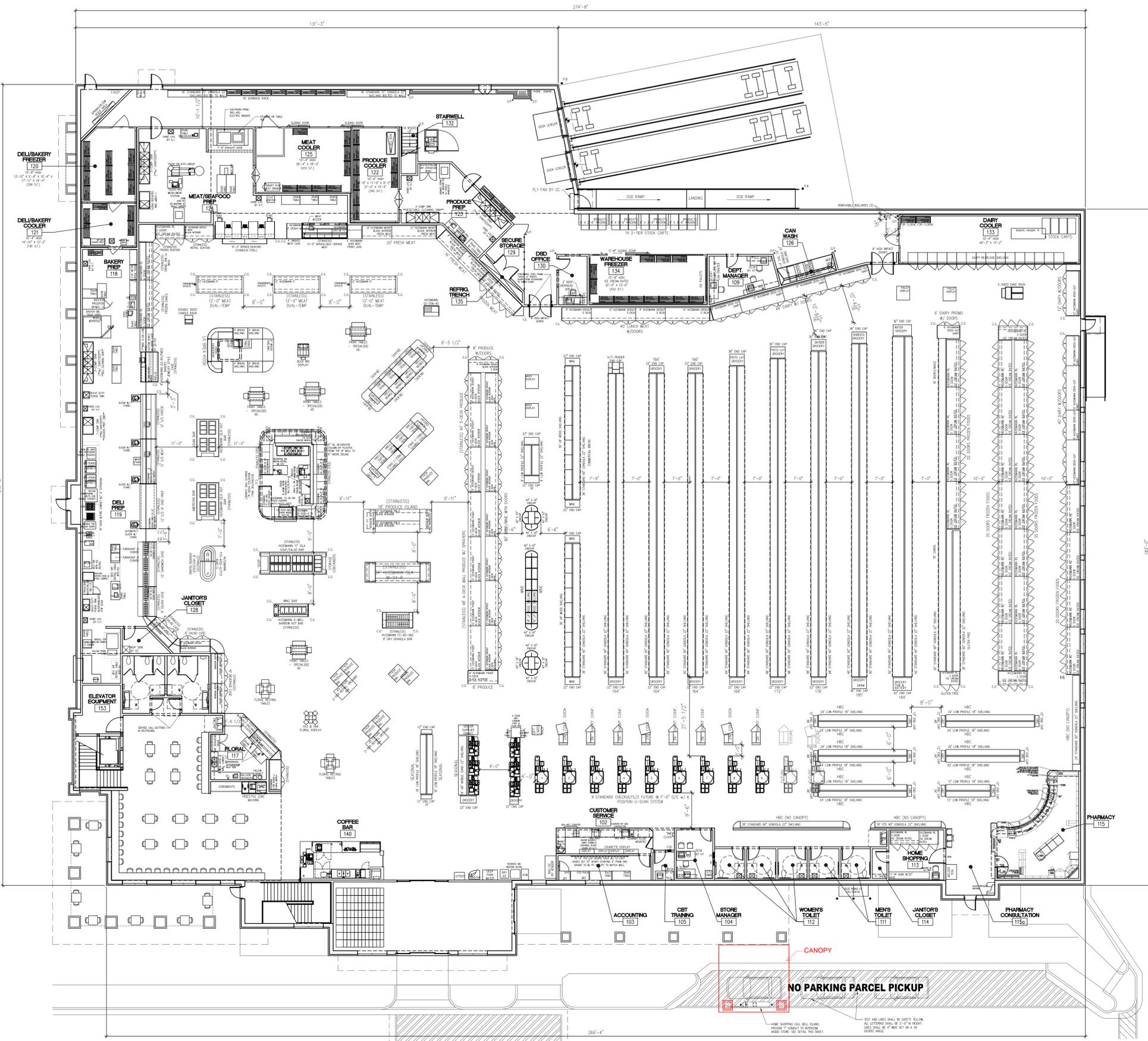
L5



MEZZANINE FIXTURE PLAN  
SCALE: 3/32"=1'-0"



MEZZANINE FIXTURE PLAN  
SCALE: 3/32"=1'-0"



FIXTURE PLAN  
SCALE: 3/32"=1'-0"

DRAWN ADS FOR HT  
SCALE 3/32" = 1'-0"  
DATE 4/04/2016



JOB DESCRIPTION  
LADY'S ISLAND  
BEAUFORT, SC

STORE NO  
# 429

SHEET DESCRIPTION  
FIXTURE  
PLAN

SHEET NUMBER

F-1  
1 OF 2

TEXT AND LINES SHALL BE SAFETY YELLOW  
ALL LETTERING SHALL BE 2" IN HEIGHT  
LINES SHALL BE 1/8" OR 3/16" IN WIDTH  
SOME ANGLE

CANOPY  
NO PARKING PARCEL PICKUP









Harris Teeter

Your Neighborhood Food and Pharmacy

**HARRIS TEETER AT LADY'S ISLAND**  
**CITY OF BEAUFORT – DRB FINAL SUBMITTAL**  
**Building Colors and Materials List**

Storefront / Metal trim / steel, doors & canopies:	Hartford Green
Metal coping, gutters and downspouts:	Primarily Hartford Green
Panel system:	SW6143 “Basket Beige”
Brick wainscot:	Mesa Verde by General Shale (modular)
Brick field:	Phoenix by General Shale (modular)
Brick accent:	Arriscraft (oversized) <i>(All mortar to be determined)</i>
Coping at Arriscraft:	To match adjacent building material
Glazing systems:	Light green tint to match storefronts.
Exterior soffits:	Off-white
Exterior signage:	As shown on the renderings

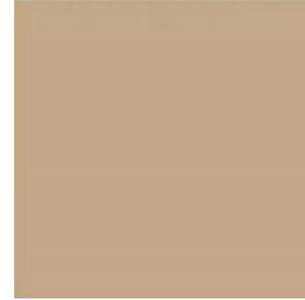
Rooftop equipment to be shielded from adjacent street views.

Ground mounted equipment located on the HTSSPS (transformer, standby generator, kirk-key, etc.) to be located at rear of store.

BRICK: Phoenix



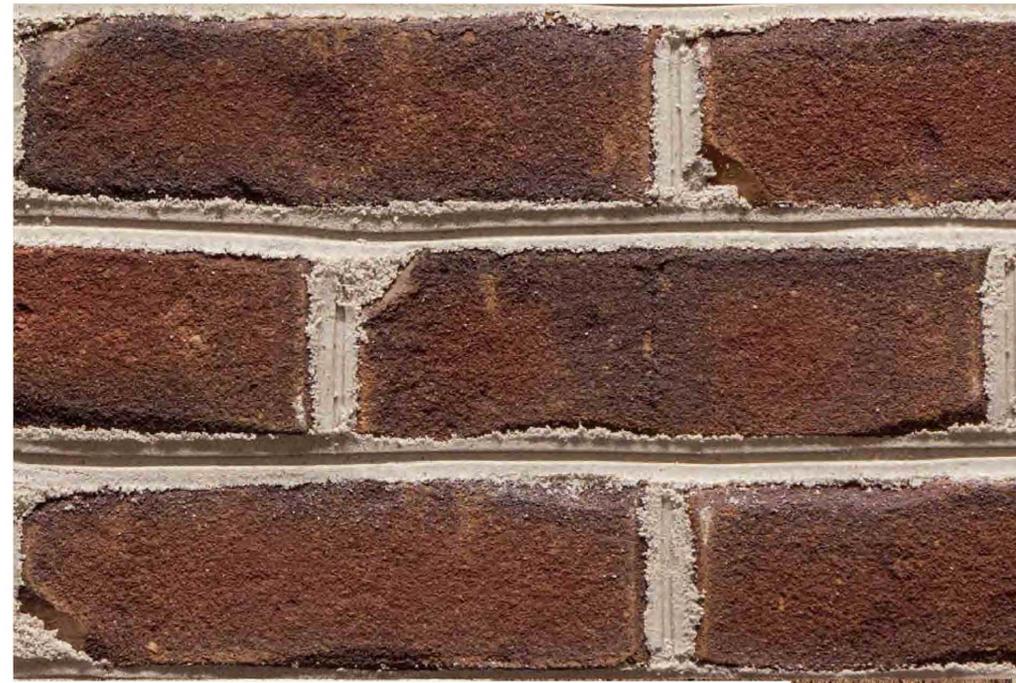
Paint: SW 6143 Basket Beige



Arriscraft Cafe



BRICK: Mesa Verde

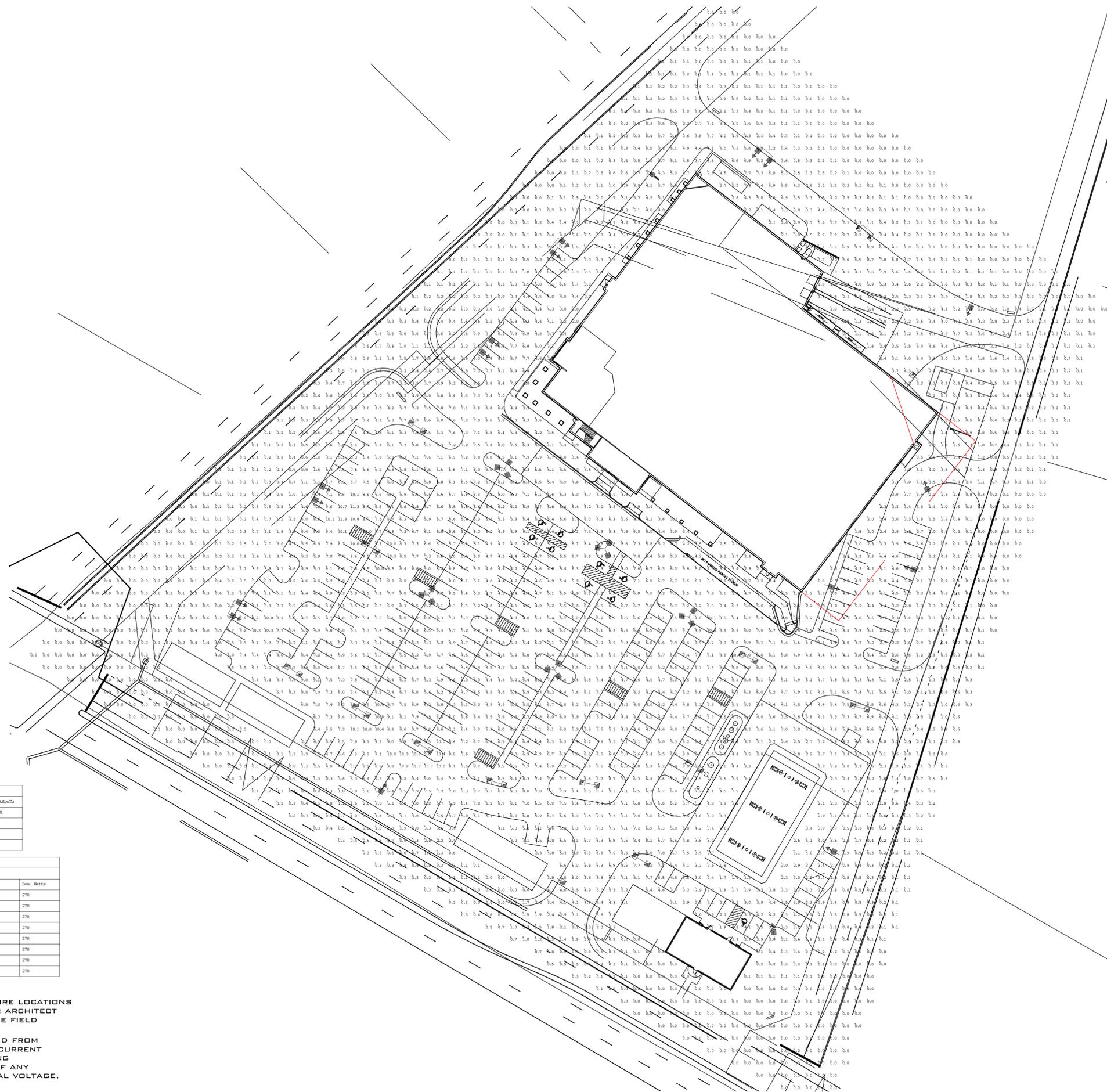


Storefront and Glazing: Hartford Green with Green tinted glass



# REVISIONS

REV #	DATE	BY:
1	4/4/16	D.T.



Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Footc/ft	Footc/ft
ENTRANCES AND DRIVES	Fc	6.06	10.1	2.7	2.24	3.74	10	10
FUEL STATION PARKING	Fc	3.48	8.0	1.3	2.68	6.15		
MAIN PARKING	Fc	6.75	11.3	4.0	1.69	2.83		
SEERS AND BEAR	Fc	4.36	9.7	0.7	6.23	13.86		

Symbol	Qty	Label	Luminaire	ILP	Description	Lin. Watts
[Symbol]	5	A	N.A.	0.970	M&L-890-96-DA-12-8-16-700-40K 30' MOUNTING HEIGHT	270
[Symbol]	5	C	N.A.	0.970	M&L-890-96-DA-12-8-16-700-40K 25' MOUNTING HEIGHT	270
[Symbol]	7	D	N.A.	0.970	M&L-890-96-DA-12-8-16-700-40K 25' MOUNTING HEIGHT	270
[Symbol]	11	E	N.A.	0.970	M&L-890-96-DA-12-8-16-700-40K 25' MOUNTING HEIGHT	270
[Symbol]	1	F	N.A.	0.970	M&L-890-96-DA-12-8-16-700-40K 25' MOUNTING HEIGHT	270
[Symbol]	1	G	N.A.	0.970	M&L-890-96-DA-12-8-16-700-40K 25' MOUNTING HEIGHT	270
[Symbol]	1	H	N.A.	0.970	M&L-890-96-DA-12-8-16-700-40K 25' MOUNTING HEIGHT	270
[Symbol]	1	J	N.A.	0.970	M&L-890-96-DA-12-8-16-700-40K 25' MOUNTING HEIGHT	270

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.

**HARRIS TEETER  
BEAUFORT, SC**

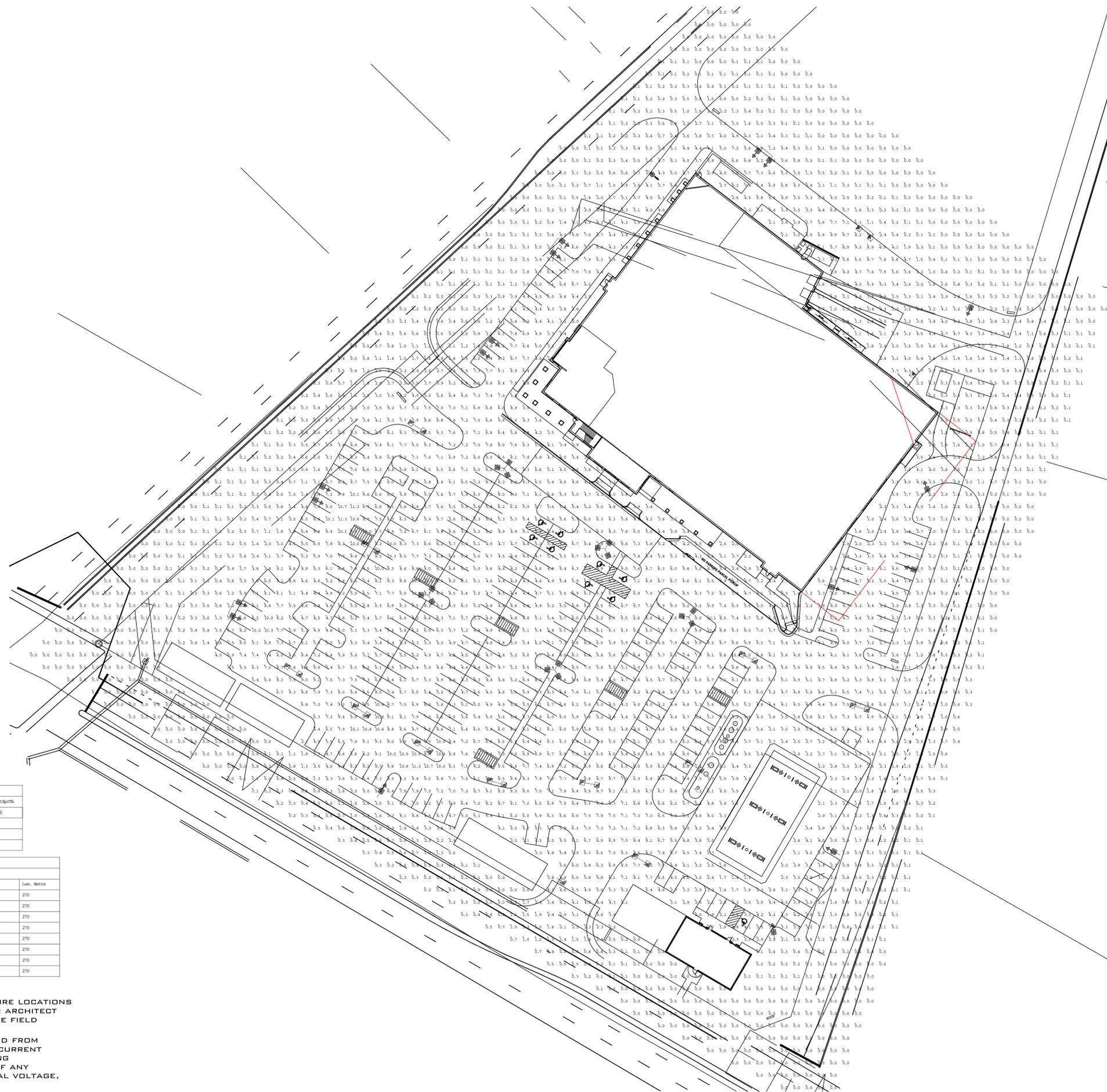
**WLS LIGHTING SYSTEMS**

Consider the Impact!

1919 WINDSOR PLAGE  
FORT WORTH, TX 76110  
WWW.WLSLIGHTING.COM

# REVISIONS

REV #	DATE	BY:
1	4/4/16	D.T.



Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Pct>5fc	Pct>10
ENTRANCES AND DRIVES	Fc	6.06	10.1	2.7	2.24	3.74	10	10
FUEL STATION PARKING	Fc	3.48	8.0	1.3	2.68	6.15		
MAIN PARKING	Fc	6.75	11.3	4.0	1.69	2.83		
SEERS AND REAR	Fc	4.36	9.7	0.7	6.23	13.86		

Symbol	Qty	Label	Luminaire	ILP	Description	Lim. Watts
[Symbol]	5	A	N.A.	0.970	M&L-R90-96-DA-12-8-16-700-40K 30' MOUNTING HEIGHT	270
[Symbol]	5	C	N.A.	0.970	M&L-R90-96-DA-12-8-16-700-40K 25' MOUNTING HEIGHT	270
[Symbol]	7	D	N.A.	0.970	M&L-R90-96-DA-12-8-16-700-40K 25' MOUNTING HEIGHT	270
[Symbol]	11	E	N.A.	0.970	M&L-R90-96-DA-12-8-16-700-40K 25' MOUNTING HEIGHT	270
[Symbol]	1	F	N.A.	0.970	M&L-R90-96-DA-12-8-16-700-40K 25' MOUNTING HEIGHT	270
[Symbol]	1	G	N.A.	0.970	M&L-R90-96-DA-12-8-16-700-40K 25' MOUNTING HEIGHT	270
[Symbol]	1	H	N.A.	0.970	M&L-R90-96-DA-12-8-16-700-40K 25' MOUNTING HEIGHT	270
[Symbol]	1	J	N.A.	0.970	M&L-R90-96-DA-12-8-16-700-40K 25' MOUNTING HEIGHT	270

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.

**HARRIS TEETER  
BEAUFORT, SC**

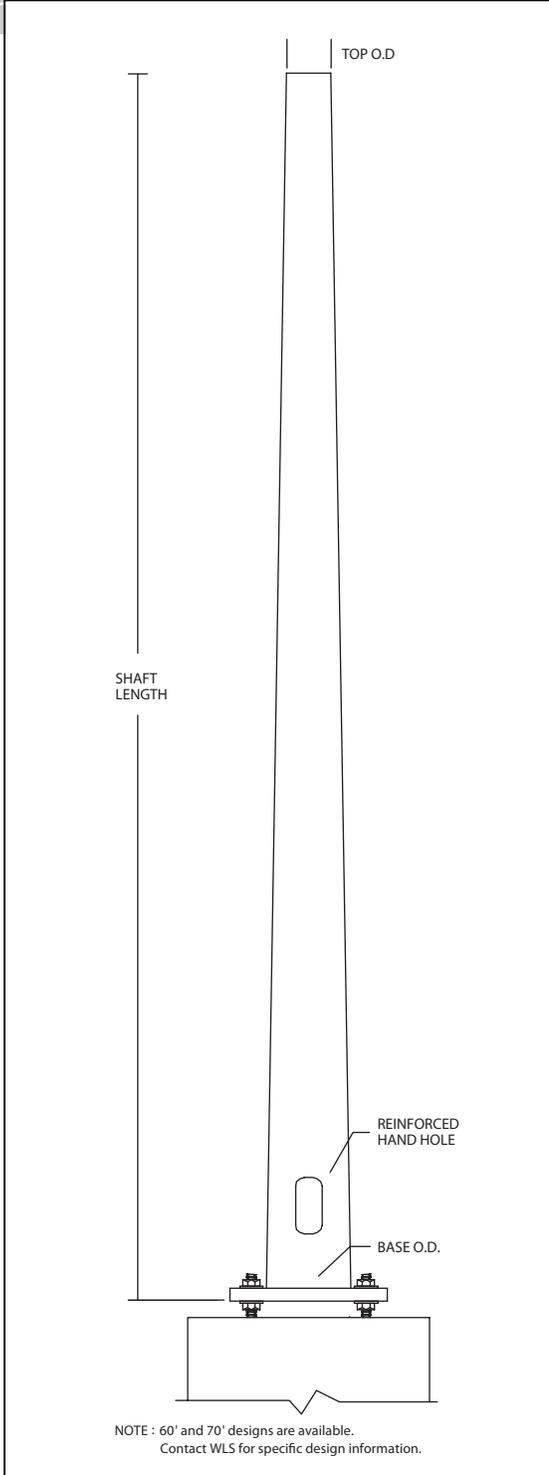
**WLS LIGHTING SYSTEMS**

Consider the Impact!

1919 WINDSOR PLAZA  
FORT WORTH, TX 76110  
WWW.WLSLIGHTING.COM

# WLS LIGHTING SYSTEMS

# RTS ROUND TAPERED STEEL SERIES



## SPECIFICATIONS

**POLE SHAFT** - Pole shaft is electro-welded ASTM-A595 Grade A steel tubing with a minimum yield strength of 55,000 psi. On Tenon Mount steel poles, tenon is 2-3/8" O.D. high-strength pipe. Tenon is 4-3/4" in length.

**HAND HOLE** - Standard hand-hole location is 12" above pole base. Hand-hole size is 4" X 6" and reinforced.

**BASE** - Pole base is ASTM-A36 hot-rolled steel plate with a minimum yield strength of 36,000 psi. Two-piece square base cover is optional.

**ANCHOR BOLTS** - Poles are furnished with anchor bolts featuring zinc-plated double nuts and washers. Galvanized anchor bolts are optional. Anchor bolts conform to ASTM-A36 with a minimum yield strength of 36,000 psi.

**GROUND LUGS** - Ground lug is standard.

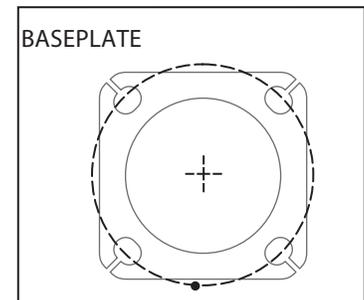
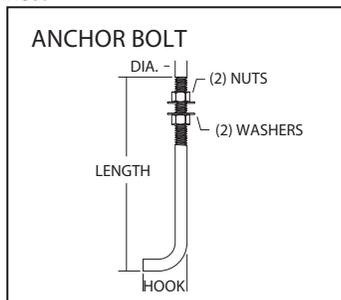
**DUPLEX RECEPTACLE** - Pole preparation for weatherproof duplex receptacle is optional.

**GROUND FAULT CIRCUIT INTERRUPTER** - Pole preparation for ground fault circuit interrupter is optional.

**FINISHES** - Each steel pole is finished with WLS DuraGrip® baked-on polyester powder coat finishing process to give the pole an exceptionally attractive appearance. The process electrostatically applies and thermally fuses a polyester powder to the pole. This unique protection process provides an extremely smooth and uniform finish which withstands extreme weather changes without cracking or peeling. DuraGrip® finish features a five-year limited warranty. Standard finish colors available for poles are bronze, black, platinum plus, buff, white, satin verde green, metallic silver, and graphite. Optional DuraGrip® Plus features added protection with a 3.0 to 5.0 mil thickness of polyester-powder coat finish plus an inner coating. This specially designed inner coating is a thermal plastic hydrocarbon resin applied to the inside of the pole to seal and protect against atmospheric and corrosive matter. DuraGrip® Plus finish features a seven-year limited warranty.

## DETERMINING THE LUMINAIRE / POLE COMBINATION FOR YOUR APPLICATION

- Select luminaire from Luminaire Ordering Information.
- Select bracket configuration.
- Refer to Luminaire EPA chart to determine EPA value.
- Select height of pole.
- Select MPH to match the wind speed in the application area. (Windspeed Map located in appendix)
- Confirm the pole EPA that is equal to or exceeds the luminaire / bracket EPA as was previously determined.



Approved By: \_\_\_\_\_ Project Name: \_\_\_\_\_

Location: \_\_\_\_\_ Date: \_\_\_\_\_

1919 Windsor Place ■ Fort Worth, TX 76110 ■ 800.633.8711 ■ Fax: 817.735.4824 ■ www.wslighting.com

**WLS** LIGHTING SYSTEMS

Consider the Impact!

# RTS SERIES

ROUND TAPERED STEEL

## ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE. Refer to example below.

CATALOG NUMBER <sup>1</sup>	MOUNTING CONFIGURATION	POLE TOP	FINISH TYPE	FINISH COLOR	OPTIONS	ACCESSORIES
WLS-RTS-20-5.80-11 WLS-RTS-25-6.60-11 WLS-RTS-30-7.50-11 WLS-RTS-35-8.50-11 WLS-RTS-39-9.0-11 WLS-RTS-39-9.0-7 WLS-RTS-50-10.0-7 WLS-RTS-50-10.0-7	<b>S</b> - Single / Parallel <b>D180°</b> - Double <b>D90°</b> - Double <b>DN90°</b> - Double <b>T90°</b> - Triple <b>TN120°</b> - Triple <b>Q90°</b> - Quad <b>QN90°</b> - Quad	<b>RTBO</b> - Round Tapered Pole for Bolt-On Mount, 2-Bolt pattern	<b>PC</b> - Powder Coated <b>GV</b> - Galvanized <b>GC</b> - Galvanized and Powder Coated	<b>BRZ</b> - Bronze <b>BLK</b> - Black <b>PLT</b> - Platinum Plus <b>BFF</b> - Buff <b>WHT</b> - White <b>SVG</b> - Satin Verde Green <b>GPT</b> - Graphite <b>MSV</b> - Metallic Silver	<b>GA</b> - Galvanized Anchor Bolts <b>SF</b> - Single Flood <b>DF</b> - Double Flood <b>DGP</b> - DuraGrip® Plus <b>LAB</b> - Less Anchor Bolts <b>NO</b> - No Options	<b>SBC</b> - Square Base Cover <b>ER2</b> - Weatherproof Duplex Receptacle <sup>2</sup> <b>GFI</b> - Ground Fault Circuit Interrupter <sup>2</sup> <b>MHD</b> - Mounting Hole Weatherproof Decal <b>NA</b> - No Accessories
	<b>PT</b> - Pole Top	<b>RTP</b> - Round Tapered Pole for Pole Top Mount				
	<b>N</b> - Tenon Mount (Standard tenon size is 2-3/8" O.D.) <b>I</b> - For use with internal slipfitter	<b>RTN</b> - Round Tapered Pole for Tenon Mount				

(EXAMPLE ORDER)

WLS-RTS-30-7.50-11 D90° STM PC BRZ NO NA

Pole Height
Base Diameter
Gauge

**ORDER:**  
WLS-RTS-

### FOOTNOTES:

- 1 - Pole heights will have +/- 1/2" tolerance.
- 2 - Pole preparation only. Receptacle sold separately.

CATALOG NUMBER	SHAFT LENGTH	SHAFT SIZE	BASE PLATE	BOLT CIRCLE	ANCHOR BOLT SIZE	WT.	80 MPH EPA	90 MPH EPA	100 MPH EPA
WLS-RTS-20-5.80-11	20'	5.80" TO 3.0"	10-1/8" X 1"	11"	1" X 36"	153	24.8	18.8	14.4
WLS-RTS-25-6.60-11	25'	6.60" TO 3.10"	10-1/8" X 1"	11"	1" X 36"	196	22.9	17.0	12.8
WLS-RTS-30-7.50-11	30'	7.50" TO 3.30"	10-1/8" X 1"	11"	1" X 36"	247	22.0	16.0	11.7
WLS-RTS-35-8.50-11	35'	8.50" TO 3.60"	12" X 1"	12"	1" X 36"	319	21.1	14.9	10.5
WLS-RTS-39-9.00-11	39'	9.00" TO 3.54"	12" X 1"	12"	1" X 36"	358	18.5	12.6	8.4
WLS-RTS-39-10.00-7	39'	9.00" TO 3.54"	12" X 1-1/4"	12"	1-1/4" X 42"	592	36.9	27.1	21.2
WLS-RTS-45-10.00-7	45'	10.00" TO 3.95"	13-1/2" X 1-1/4"	14"	1-1/4" X 42"	622	31.4	24.0	18.6
WLS-RTS-50-10.00-7	50'	10.00" TO 3.25"	13-1/2" X 1-1/4"	14"	1-1/4" X 42"	646	21.0	15.6	11.7

\* 1.3 Gust Factor

### EPA INFORMATION:

All WLS Lighting Systems' poles are guaranteed to meet the EPA requirements listed. WLS Lighting Systems is not responsible if a pole order has a lower EPA rating than the indicated wind-loading zone where the pole is located.

### CAUTION:

This guarantee does not apply if the pole/bracket/fixture combination is used to support any other items such as flags, pennants, or signs, which would add stress to the pole. WLS Lighting Systems cannot accept responsibility for harm or damage caused in these situations.

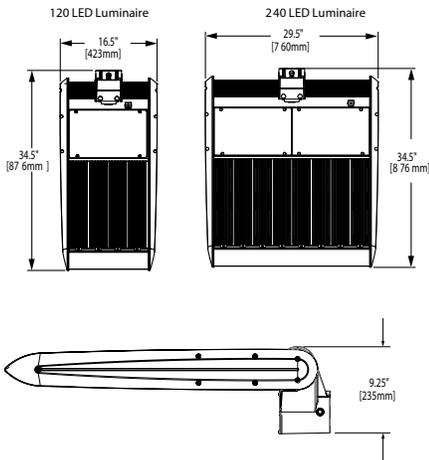
Approved By: \_\_\_\_\_ Project Name: \_\_\_\_\_

Location: \_\_\_\_\_ Date: \_\_\_\_\_

**WLS LIGHTING SYSTEMS**



## DIMENSIONS



## Weight and EPA

LED Count (x10)	Weight	EPA (Mounting Angle)								
		0°	10°	20°	30°	45°	60°	70°	80°	90°
12	45 lbs (20.4kg)	1.40	1.40	1.89	2.49	3.32	3.96	4.26	4.44	4.51
24	80 lbs (36.3kg)	1.40	2.09	3.23	4.32	5.82	6.99	7.53	7.86	7.97

Made in the U.S.A. of U.S. and imported parts.  
Meets Buy American requirements within the ARRA.

## SPECIFICATIONS

**GENERAL DESCRIPTION** - THE EDGE® high output (HO) area luminaire is designed to deliver high lumen packages with precise optical control. Upgrade friendly unit features a slim, low profile design that minimizes wind load requirements. Luminaire mounts directly to 5"(127mm) or larger customer-drilled square poles using 5/16 mounting hardware and anchor plate provided. Luminaire can also be surface-mounted and wired by removing two available NPT plugs and mounted directly to vertical or horizontal surfaces.

**ELECTRICAL** - Modular design accommodates varied lighting output from high power, white, 4000K to 5700K (+/- 500K per full fixture), minimum 70 CRI, long life LED sources. 120-277V 50/60 Hz, Class 1 LED drivers are standard. 347-480V 50/60 Hz driver is optional. LED drivers have power factor >90% and THD <20% of full load. Units provided with integral 10kV surge suppression protection standard. Integral weather-tight electrical box with terminal strip for easy power hook-up. Surge protection tested in accordance with IEEE C62.41.2 and ANSI standard 62.41.2.

**TESTING AND COMPLIANCE** - UL listed in the U.S. and Canada for wet locations and enclosure classified IP66 per IEC 529 when ordered without photocell or NEMA photocell receptacle options. Consult factory for CE certified products. RoHS compliant. International Dark-Sky Association approved.

**FINISH** - Powder coat finish features an E-Coat epoxy primer with an ultra-durable silver powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Bronze, black, white and platinum bronze powder topcoats are available. The finish is covered by our 10 year limited warranty.

Fixture and finish are endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117.

Approved By: \_\_\_\_\_ Project Name: \_\_\_\_\_

Location: \_\_\_\_\_ Date: \_\_\_\_\_

# EHO HIGH OUTPUT LED AREA SERIES

## ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE. Refer to example below.

SERIES	DISTRIBUTION	# OF		SERIES	LINE		LUMINAIRE		OPTIONS
		LED'S	Mounting		VOLTAGE	DRIVER	FINISH		
<b>EHO</b>	<b>2M</b> - Type 2 Medium <b>2MB</b> - Type 2 Medium Backlight Control <b>3M</b> - Type 3 Medium <b>3MB</b> - Type 3 Medium Backlight Control <b>4M</b> - Type 4 Medium <b>4MB</b> - Type 4 Medium Backlight Control <b>5M</b> - Type 5 Medium <b>5S</b> - Type 5 Short <b>AF</b> - Automotive Forward Throw	<b>HV</b> <sup>1</sup>	<b>12</b> - 120 <b>24</b> - 240	<b>E</b> - E Series	<b>UL</b> - Universal 120 - 277V <b>UH</b> - Universal 347 - 480V	<b>700</b> - 700mA Driver <b>1000</b> - 1000mA Driver	<b>BRZ</b> - Bronze <b>BLK</b> - Black <b>SLV</b> - Silver <b>WHT</b> - White <b>CC</b> - Custom Color	<b>30K</b> - 3000K <b>35K</b> - 3500K <b>40K</b> - 4000K <b>50K</b> - 5000K <b>DIM</b> - 0-10V Dimming <b>F</b> - Fuse <b>ML</b> - Multi-Level <b>R</b> - NEMA Photocell Receptacle <b>UP</b> - Uplight Configuration <b>NO</b> - No Options	

**EHO**      **5M**      **DM**      **12**      **E**      **UL**      **700**      **BRZ**      **NO**  
 (EXAMPLE ORDER)

**ORDER:**  
**WLS-EHO**

**FOOTNOTES:**

- 1 - Horizontal/Vertical Tenon
- 2 - Not available with UH option.

Electrical Data*							
LED Count (x10)	System Watts 120-480V	Total Current					
		120V	208V	240V	277V	347V	480V
<b>700mA</b>							
12	267	2.24	1.29	1.12	0.99	0.80	0.58
24	533	4.49	2.57	2.24	1.97	1.62	1.16
<b>1000mA</b>							
12	421	3.61	2.06	1.80	1.61	1.25	0.90
24	831	7.16	4.04	3.54	3.14	2.50	1.81

\* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/- 10%

Approved By: \_\_\_\_\_ Project Name: \_\_\_\_\_

Location: \_\_\_\_\_ Date: \_\_\_\_\_



1919 Windsor Place ■ Fort Worth, TX 76110 ■ 800.633.8711 ■ Fax: 817.735.4824 ■ www.wslighting.com

Consider the Impact!

## FEATURES & SPECIFICATIONS

**INTENDED USE** — For building- and wall-mounted applications.

**CONSTRUCTION** — Rugged, die-cast, single-piece aluminum housing. Die-cast doorframe has a 1/8" thick tempered glass lens. Doorframe is fully gasketed with one-piece solid silicone.

**FINISH** — Standard finish is textured dark bronze (DDBT) corrosion-resistant polyester powder finish. Additional architectural colors are available; see [www.lithonia.com/archcolors](http://www.lithonia.com/archcolors). Striping is also available.

**OPTICAL SYSTEM** — Segmented reflectors for superior uniformity and control. Medium throw (MD) full cutoff distribution available.

**ELECTRICAL SYSTEM** — Ballast: Class P, multi-volt electronic, high power factor, <10%THD, with starting temperature of 0°F (-18°C).

Socket: High temperature thermoplastic with an integral lamp retention clip.

**INSTALLATION** — Universal mounting mechanism with integral mounting support allows fixture to hinge down. Bubble level provides correct alignment with each installation.

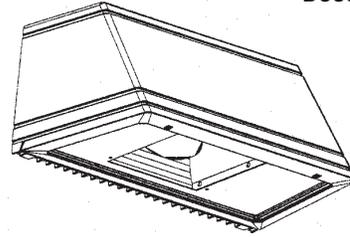
**LISTING** — UL Listed (standard). CSA Certified (see Options). Suitable for wet locations (damp location listed in lens-up orientation). WLU option offers wet location listing in up orientation (see Options). IP65 Rated. 25°C ambient

NOTE: Specifications subject to change without notice.

Catalog Number		<b>WST-2/42-MD-277-ELDWC-LPI</b>	
Notes		Type	
Harris Teeter		<b>S26</b>	

### Decorative Wall-Mounted Lighting

# WST



#### Specifications

Length: 16.25 (41.2)  
 Depth: 9.13 (23.2)  
 Overall Height: 7.25 (18.4)  
 \*Weight: 30 lbs (13.6 kg)  
 \* Weight as configured in example below.

All dimensions are inches (centimeters) unless otherwise specified.

#### COMPACT FLUORESCENT

26DTT  
 2/26DTT  
 26TRT  
 2/26TRT  
 32TRT  
 2/32TRT  
 42TRT  
 2/42TRT

## ORDERING INFORMATION

For shortest lead times, configure product using **standard options (shown in bold)**.

Example: WST 42TRT MD 120 LPI

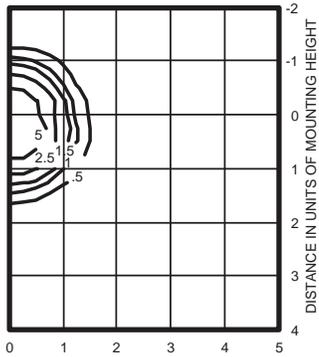
WST	2/42TRT	MD	277	ELDWC	LPI
Series	Wattage/Source	Distribution	Voltage	Options	Lamp <sup>17</sup>
<b>WST</b>	26DTT 2/26DTT 26TRT 2/26TRT 32TRT 2/32TRT <b>42TRT</b> 2/42TRT	<b>MD Medium throw</b>	120 <b>277</b> 347 <b>MVOLT<sup>1</sup></b>	Shipped installed in fixture DC12 Emergency circuit 12 volt (35W lamp included std.) <sup>2</sup> 2DC12 Emergency circuit 12 volt (2, 35W lamps included) <sup>2</sup> DC2012 Emergency circuit 12 volt (20W lamp included) <sup>2</sup> 2DC2012 Emergency circuit 12 volt (2, 20W lamps included) <sup>2</sup> DFL Diffusing lens EC Emergency circuit <sup>3</sup> ELDWC Emergency battery pack (32°F min. operating temp.) <sup>4,5,6</sup> <b>ELDWC Emergency battery pack (0°F min. operating temp.)<sup>4,5,6,7,8</sup></b> ELDWR Fixture wired for Bodine® B30 remote battery pack (battery pack not included; 32°F min. operating temp.) <sup>4</sup> ELDWRPS Fixture wired for PS1400 or PSDL3 remote battery pack (battery pack not included; 32°F min. operating temp.) <sup>4,9</sup> ELED Emergency LED secondary source battery pack with time delay (-4°F min. operating temperature) <sup>10,11</sup> 2ELED Emergency LED secondary source (two modules) battery pack with time delay (-4°F min. operating temperature) <sup>10,11</sup> GMF Internal slow-blow fusing <sup>4</sup> PE Photoelectric cell-button type <sup>12,13</sup> WLU Wet location door for up orientation CSA CSA Certified NOM NOM Certified	Finish <sup>15</sup> (blank) <b>Dark bronze, textured</b> DSST Sandstone, textured <b>DNAT Natural aluminum, textured</b> <b>DWHG White, textured</b> <b>DBLB Black, textured</b> CR Enhanced corrosion resistant CRT Non-stick protective coating <sup>16</sup>
<p>NOTES:</p> <p>1 Multi-volt electronic ballast capable of operating on any line voltage from 120-277V.</p> <p>2 Not available with GMF, EC, ELDWs.</p> <p>3 Maximum allowable wattage lamp included.</p> <p>4 Not available with MVOLT; must specify voltage.</p> <p>5 Not available with 2/32TRT or 2/42TRT</p> <p>6 Not available with DCs or EC.</p> <p>7 Not available with 2/26DTT or 2/26TRT.</p> <p>8 For lens-down orientation only.</p> <p>9 Not available with 2/42TRT.</p> <p>10 Not available with EC, DCs OR ELDWs.</p> <p>11 Must specify 120V or 277V.</p> <p>12 Not available with 347V.</p> <p>13 Must be ordered with fixture; cannot be field installed.</p> <p>14 May be ordered as an accessory.</p> <p>15 See <a href="http://www.lithonia.com/archcolors">www.lithonia.com/archcolors</a> for additional color options.</p> <p>16 Black finish only.</p> <p>17 Must be specified (35K lamp with LPI).</p> <p>18 Must specify finish.</p>					
<p>Shipped separately</p> <p>BBW Surface-mounted back box<sup>14</sup>                  UT5 Uptilt 5 degrees<sup>14</sup>                  WG Wire guard<sup>13</sup>                  VG Vandal guard<sup>13</sup></p>					
<p><b>Accessories<sup>18</sup></b></p> <p>Order as separate catalog number.</p> <p>WSBBW Surface-mounted back box                  WSUT5 Uptilt 5 degrees</p>					



# WST Fluorescent Building Mounted

## WST 2/42TRT MD TEST NO: LTL11108

ISOILLUMINANCE PLOT (Footcandle)



2/42TRT lamp, horizontal lamp orientation  
Footcandle values based on 12'  
mounting height, 3200 rated lumens (per lamp).  
Luminaire Efficiency: 49.6%

Lamp	Initial Lumens	Mounting Height			
		10'	12'	14'	16'
Compact Fluorescent					
42W TRT	3,200	0.72	0.5	0.37	0.28
(2) 42W TRT	6,400	1.44	1.0	0.73	0.56

### Emergency Option Lamp Compatibility

Lamp Options (# lamps/wattages)	DC12	2DC12	DC2012	2DC2012	EC	ELED	2ELED	ELDW	ELDWC	ELDWR	ELDWRPS
26DTT (1 lamp)											
2/26DTT											
26TRT (1 lamp)											
2/26TRT											
32TRT (1 lamp)											
2/32TRT											
42TRT (1 lamp)											
2/42TRT											

Project: \_\_\_\_\_

Fixture Type: **O11**

Location: \_\_\_\_\_

Contact/Phone: \_\_\_\_\_

Cat. No.: \_\_\_\_\_

### PRODUCT DESCRIPTION

The Polaris is a decorative, wall mounted luminaire for outdoor applications where quality of light and dark sky ordinances are of concern. The ultra bright LEDs are arranged to optimize light distribution while providing even illumination on the wall, highlighting architectural features. Acculite LED engines carry a 5 year limited warranty.

### PRODUCT SPECIFICATIONS

**Optics** Full cut-off distribution that is Dark Sky compliant is achieved through a recessed, aimed LED array that reduces glare and eliminates light above the 90 degree plane • Ideal for security lighting and wall grazing applications

**"Easy-Install" Mounting** Mounts to a standard 3 1/2" or 4" junction box • Using the built-in level, align the bracket and secure it • Hang the luminaire and secure with heavy duty set screws

**Construction** Heavy duty die cast aluminum housing  
 • Concealed cover screws secure the door assembly  
 • Lens is secured mechanically and sealed with a silicone rubber gasket, no silicone sealants are used • Stainless steel external hardware • Tempered glass lens • Formed aluminum heat sink

**LED Thermal Management** Polaris luminaires are equipped with a formed aluminum heat sink that creates a strong bond between the LED arrays and the aluminum housing, thus utilizing the entire mass and surface area of the luminaire as a heat sink. This reduces LED operating temperature and increases LED life



**Electrical** The luminaire is equipped with one LED driver with universal 120-277VAC input • Driver minimum operating temperature is -30°C (-22°F) • Total Harmonic Distortion (THD) 20% Max • Power factor > 92% at full load, 115VAC, 230VAC • An independent surge suppressor provides 10 KAMP protection

**Emergency Battery Backup (Option "EM")** Fixture is supplied with an integral emergency battery that provides power to the fixture for 90 minutes • Suitable for ambient temperatures between 0°-50°C (32°-120°F)  
 • Requires an un-switched power source

**Finish** Polyester powder coat finish • Bronze, black, white, or silver

**Certification** Fixture meets UL1598 and CSA C22.2-250 standards • Suitable for wet location applications  
 • Union made • Meets "Buy American Act" and ARRA

Specifications subject to change without notice.

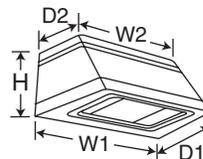
### LED DATA

Ordering Code	System Watts	CCT	CRI	Luminaire Initial Absolute Lumens
A017	22	4000K	80 Typical	1,710
A026	35	4000K	80 Typical	2,655
<b>A032</b>	<b>45</b>	<b>4000K</b>	80 Typical	3,404

Note: Values apply to both 3500K and 4000K CCT.

### DIMENSIONS

DT Series	W1	W2	D1	D2	H
	Width @ Bottom	Width @ Top	Depth @ Bottom	Depth @ Top	Height
	16 3/4"	14 3/4"	9 1/4"	5 1/2"	7 1/8"



### LED LUMEN DEPRECIATION

Ambient Temperature (°C)	L <sub>70</sub> Hours
25°C	50,000

Cat. No.: \_\_\_\_\_

**ORDERING INSTRUCTIONS**

Series	Engine Code	CCT	Volts	Options
<b>DT</b>				
<b>DT</b>	<b>A017</b> 22W LED	<b>35K</b> 3500K	<b>UN</b> Universal 120-277VAC	<b>PC</b> Photocontrol (must specify voltage)
	<b>A026</b> 35W LED	<b>4K</b> 4000K	<b>E12</b> 120VAC	<b>F</b> Fuse (must specify voltage)
	<b>A032</b> 45W LED		<b>E27</b> 277VAC	<b>FG</b> Frosted Glass
			<b>E34</b> 347VAC	<b>TP</b> Tamper Resistant Screws
				<b>EM*</b> Integral Emergency Battery Backup
				<b>no suffix</b> Bronze Finish
				<b>BL</b> Black Finish
				<b>WH</b> White Finish
				<b>SL</b> Silver Finish

**PHOTOMETRICS**

**DT-A032-4K-UN**  
Total Lumens: 3404

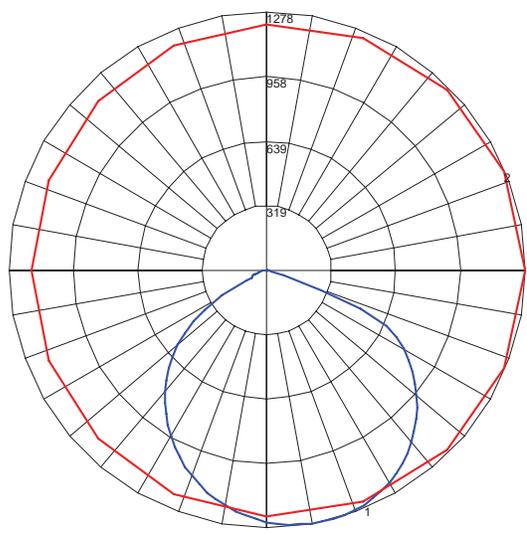
Zone	Luminaire Lumens	% of Luminaire Lumens
<b>Forward Light</b>	<b>1964</b>	<b>57.7%</b>
FL (0°-30°)	515	15.1%
FM (30°-60°)	1080	31.7%
FH (60°-80°)	367	10.8%
FVH (80°-90°)	2	0.1%
<b>Back Light</b>	<b>1440</b>	<b>42.3%</b>
BL (0°-30°)	468	13.7%
BM (30°-80°)	814	23.9%
BH (60°-80°)	155	4.6%
BVH (80°-90°)	3	0.1%
<b>Up Light</b>	<b>0</b>	<b>0.0%</b>
UL (90°-100°)	0	0.0%
UH (100°-180°)	0	0.0%
<b>Trapped Light</b>	<b>N/A</b>	<b>N/A</b>

BUG Rating: B1-U0-G1

\*Emergency battery option is available for 120V, 277V, or 347V. For 120V or 277V specify "UN" suffix for voltage. For 347V specify "E34" suffix for voltage.

**DT-A032-4K-UN POLAR GRAPH**  
Total Luminaire Watts: 44.7W  
Total Luminaire Lumens: 3404

Note: All photometry done according to IES LM-79-08



Maximum Candela = 1005  
Located At Horizontal Angle = 0, Vertical Angle = 60  
# 1 - Vertical Plane Through Horizontal Angles (0 -180) (Through Max. Cd.)  
# 2 - Horizontal Cone Through Vertical Angle (60) (Through Max. Cd.)

